

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261416
Address:	15 Conygree Close, Earley, Wokingham, RG6 4XE.		
Proposal:	Householder application for the proposed part conversion of garage to create habitable accommodation (retrospective).		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 06/07/2026		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The Council's Tree and Landscape Officer has no objection to the proposed part conversion of garage to create habitable accommodation (retrospective).

The Officer however, would like the agent to provide additional information about alternative locations within the front garden for the third parking space (2.5 x 5.0 m), as required by Highways consultee. Rather than placing the third parking space in the middle of the front lawn as illustrated in the revised *Parking Plans*, could the new parking space be located adjacent to the existing hard landscaping of the driveway and path to the dwelling's front door? This location would consolidate the hard landscaping and potentially reduce the impact on the front lawn. Paved surfaces contribute to urban heat island effect in built up areas, and as Conygree Close is largely paved, the Officer experienced this extreme heat during a Site visit on the afternoon of 6 July 2026 during a heat wave.

The Officer notes that at least three service access points are located within the Site's front garden: two in the lawn and one in the existing driveway. Conygree Close is not an adopted road so regulations around service corridor / setbacks may not apply.

There is a protected Area A3, including the species Ash, Field Maple, Blackthorn, Elm, Various and a protected single tree T45 Oak (*Quercus robur*) in the rear garden

of the Site. (Ref: TPO-0197-1980). The development will have no detrimental impact on the protected trees to the rear of the property.

Conditions & Reasons (if required)

Date:	07/07/2026	Signed:	L. Abbott
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