

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261280
Address:	2 Pages Croft, Wokingham, Wokingham, RG40 2HN.		
Proposal:	Householder application for the proposed erection of a front porch canopy roof and a part two storey part single storey rear extension following demolition of the existing front porch and rear conservatory, plus insertion of rooflights, solar panels and modifications to the existing roof, changes to fenestration and external materials on the main dwelling and detached garage, and associated landscaping.		
Type of Development:	Other Householder		
Site Visit Made:	No		

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

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed front porch and rear extensions, fenestration, cladding and associated landscaping.

The Site is located in the parish of Wokingham on a road off of Easthampstead Road, which is a designated Green Route. (CC03). It is also directly opposite -- on the periphery of -- the Murdoch Road Conservation Area (TB24). The Site's proximity to these designated road and area is important because the Site itself is highly vegetated; its green leafy gardens -- mature silver birches in the front garden; side gardens bounded by mature hedges, large trees to the site's rear -- contribute to the wider setting of the road and conservation area. (Ref: Planning Officer's Site Visit photos, 10 June 2026) The Officer would want to see much of this vegetation retained, as is indicated in the *Proposed Site Plan* drawing, for the contribution it makes to the wider setting. (Ref: Fineline Architects, 25.111 PL.1212, February 2026) The Site contains no protected TPO trees.

The design drawings and Arboricultural Statement and Tree Protection Plan indicate some shrubs and trees for removal. (Ref: LandArb Solutions, LAS 1031, 2 June 2026) The removal planned for T4 and other minor shrub and a small portion of a hedge will not adversely affect the character or visual amenity of the area. T4 does not meet the criteria for inclusion in a Tree Preservation Order at this time. The Officer therefore raises no objections to the proposed tree works.

Whilst the Officer acknowledges that the Site is large, the proposed rear extension and associated hard landscaping (multiple patios, a pergola, paths) represent a build-up of impermeable surfacing of the plot. The Officer has included a landscape condition requesting more detailed landscape information. This Landscape Plan should be submitted *prior to completion of the rear extension* and include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule
- Hard landscaping changes such paths and patio within the side and rear garden and to the driveway and car parking area, if any, in the front garden
- Retained and proposed perimeter boundary treatment (fencing, hedging) in the front, sides, and rear gardens

(CL4)

The Tree Retention/Loss and Tree Protection Plan in Appendix 4 of the Arboricultural Statement should be updated with labels or contain an updated legend that indicates the tree protection fencing line (blue dashed line?) and ground protection described in text on pages 7-8 of the Arboricultural Statement.

Conditions & Reasons (if required)

CL4 - LANDSCAPING DETAILS (SMALL SITE)

CL4 - Landscaping (amended)

Prior to the completion of the development, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained; hard landscaping details, and boundary treatment details.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs (amended)

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans *Tree Protection Plan* (Ref: LandArb Solutions Appendix 4, LAS 1031 02, 27 May 2026) and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting

of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the Arboricultural Statement and Tree Protection Plan by LandArb Solutions and dated 2 June 2026 (hereinafter referred to as the Approved Scheme).
- b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	19/06/2026	Signed:	L. Abbott
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