

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251844
Address:	216B Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Application to vary condition 2 and 4 of planning consent 250311 for the Householder application for the proposed erection of a two-storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage. Conditions 2 and 4 refers to approved drawings and obscure glazing. The variation is to make minor internal room allocations and alterations and place bathrooms to external walls to allow obscure glazed windows to be added, and minor window changes with 2 no. additional windows at ground floor.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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

There are no tree or landscape objections to the variation of the conditions in relation to changes to the proposed dwelling.

I note that Coralie had previously requested a tree protection condition in relation to the protection of the existing Oak tree to the front of the property which contributes to the Green Route (Nine Mile Ride is designated). However the approval didn't include a tree protection condition and suggest that this is now included especially as there will be changes to the front of the site including the area of parking which will come closer to the tree.

I also note that the location plan now includes what looks like a garden room to the rear of the garden and adjacent to an area TPO (479/1989). The garden room is not listed in the description so therefore should be removed from the location plan.

Conditions & Reasons (if required)

Condition: Tree Protection

To protect the roots and canopy of the oak tree at the front of the site. Mesh and stakes or Heras, or fencing to that standard, to be erected in arc from the front boundary fence to the east side boundary fence, a minimum of 3.5m from the stem of the tree. A photograph of the fencing in place to be submitted to the Authority to show compliance with the condition. 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 the area designated as being fenced off i.e. between the fence and the trees, or otherwise protected in the Approved Scheme.

The fencing shall not be moved or removed, temporarily or otherwise to facilitate works associated with the Approved Scheme, 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.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	9 th September 2025	Signed:	C. Brimble
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