

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252311
Address:	79 Hilmanton, Earley, Wokingham, RG6 4HN.		
Proposal:	Householder application for the proposed single storey rear extension.		
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

The Oak to the west of the garage adjacent to the site is protected by TPO (0672/1994). This is not referenced on any of the submitted drawings or on the Application Form. Local Plan policy CC03 requires any new development proposals to demonstrate how they have protected and retained existing trees.

The proposed rear extension will be constructed within the root protection area of a TPO tree and therefore, the applicant will need to provide an Arboricultural Impact Assessment (AIA) to BS 5837 in order to identify the arboricultural constraints affecting the site. The proposed extension with traditional foundations is likely to cause harm to a protected tree and will be unacceptable. However, it may be possible to construct the rear extension with an alternative foundation design to limit impacts on the tree roots, however this will also need to be provided with the application and designed by a structural engineer. Once we have received this additional information a full assessment of the impacts on the protected tree can be made.

If no further information is provided as requested, this will be contrary to Policy CC03 and I recommend refusal.

Conditions & Reasons (if required)

Possible conditions once additional information has been submitted.

Date:	13 th November 2025	Signed:	C. Brimble
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