
MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer	
Service	WBC Landscape and Trees	App No: 261509
Address:	25 Pheasant Close, Winnersh, Wokingham, RG41 5LS.	
Proposal:	Householder application for the proposed erection of a two storey rear and a first floor side extensions along with garage conversion and changes to fenestration including a balcony to rear.	
Type of Development:	Other Householder	
Site Visit Made:	Yes – 6/7/2026	

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

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed erection of a two storey rear and a first floor side extensions along with garage conversion and changes to fenestration including a balcony to rear.

The Officer noted properties on either side of the Site have undergone recent or semi-recent development in recent years, so there is a precedent in the immediater vicinity. The Officer observes from *Existing and Proposed Floor Plans, Elevations and Roof Plan* drawings that there is only minor change in the dwelling's front façade in the form of the garage to habitable space adaptation. (Ref: Cranford Design Ltd, D3173-01 and D3173-02, November 2025) There are no TPO trees within the Site boundary or nearby that could be impacted by the development.

The Officer visited the site on 6 July 2026 and observed clearance of most trees in the side and rear garden and a high (2m?) close board timber fence and gate installed in the front, side and part of the rear gardens. This clearance seems to have taken place over the last few years as seen in Google Earth Pro. Additionally, the Officer also observed a new brick patio in the southeast corner of the rear garden.

The Officer would like to understand the soft and hard landscape intentions for this Site given the clearance of existing trees/planting in the side/rear garden and new boundary treatment (without planning approval and which creates a hard edge where previously there) as well as the increase in habitable rooms, removal of the garage, and subsequent parking requirements that may alter the front garden. The Officer would expect to see replacement planting. As a condition, a Landscape Plan should be submitted and include:

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

(CP3, CC03, TB06)

Front of Dwelling

July 2025 from Google Streetview



6 July 2026



Rear Garden including new brick patio – 6 July 2026

Note: Some trees remain in rear garden and the Officer is uncertain whether these will remain.





Conditions & Reasons (if required)

CL4 Landscape Details (small site)

Landscaping

Prior to the commencement 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.

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.

Date:	09/07/2026	Signed:	L. Abbott
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