

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261559
Address:	12 Chivers Drive, Finchampstead, Wokingham, RG40 4EW.		
Proposal:	Householder application for the proposed erection of single-storey rear extension with 4no. rooflights and porch infill extension.		
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

The Council's Tree and Landscape Officer objects to the proposed single-storey rear extension on the grounds that substantial portions (10% of T1, Oak and 8% of T2, Silver Birch) of the Root Protection Areas (RPA) of two protected trees in the rear garden of the Site would be impacted by construction access, extension foundations and impermeable ground created by the new extension and any associated new patio or paths (not included in any drawings)

- TPO (Ref: T1, Oak / *Quercus robur* and T2, Silver birch / *Betula pendula* - TPO-0730-1995)
- Arboricultural Assessment & Method Statement and TPP (Ref: Oakhurst Arboriculture, OA-AMS-100725, 10 July 2025, p. 5 and Tree Protection Plan, GP-TPP-01A, 09/07/25)

It is important to note that a plan showing Root Protection Areas is described in paragraph 3.7 of British Standard 5837 (2012) as a:

'layout tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority'

The RPA is considered to be the ***minimum*** recommended area for retention of trees and ***is the area where protection of the roots and soil is a priority.***

BS 5837 (2012), Section 5.3 'Proximity of structures to trees' states at 5.3.1 'The default position should be that structures are located ***outside*** the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the trees'

The Officer does not see an overriding justification for the current proposal to develop within the RPA of important trees on Site. The proposal is contract to CP3 c and CC03 d.

The Officer does not object to the porch infill extension.

Conditions & Reasons (if required)			
Date:	24/07/2026	Signed:	L. Abbott