

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260687
Address:	179a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JD.		
Proposal:	Householder application for the proposed single story rear and side extension, first floor extension following conversion of the loft to habitable accommodation. Including changes to fenestration and replacement of the roof.		
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 the condition below, the Council's Tree and Landscape Officer has no objection to the proposed single story rear and side extension, first floor extension following conversion of the loft to habitable accommodation, including changes to fenestration and replacement of the roof.

The Site is located along Nine Mile Road in the parish of Finchampstead. Currently, the Site exhibits the landscape character associated with the historic ride, with the existing dwelling being set back "from the carriageway and boundaries being of trees and hedges" and containing no frontage development. (Finchampstead Neighbourhood Development Plan 2022-38, Made Version Sept 2023, p. 26). Nine Mile Ride is also a Green Route and vegetated front gardens support that designation. These existing trees and hedges are essential to prevent "harm [to] the character of the area and the Green Rides." (FNDP, p. 26) The Site contains no trees with Tree Protection Orders. Finally, the Site's boundary also includes a low brick wall entrance which joins the walls of neighbouring properties.

The submitted "Proposed Elevation & Combined Street Scene" contains a Site Plan with existing parking layout for three cars. (Ref: Cranford Design Ltd., D3195-03, Feb 2026) This drawing suggests that existing vegetation may not be retained. The

Officer would want to see replacement planting to contribute to the Green Route and comply with Local Plan Policy CC03. As a condition, the Officer would like to understand better the landscape intention for the front garden. A simple landscape plan should include the following information:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule
- Hard landscaping changes to the driveway and car parking area
- Boundary treatment (if any changes) to the Site frontage This will be through a landscape condition.

(CC03)



Conditions & Reasons (if required)

CL4 Landscaping

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:	20/04/2026	Signed:	L. Abbott
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