

Fineline Architects Limited
Registered in England & Wales: 10415374
VAT Registration Number: 303 5476 23
Registered Address: Fineline Architects,
Bryants Farm, Kiln Road, Dunsden, RG4 9PB

18th September 2026

Cover Letter

This cover letter has been prepared in support of the planning application (Planning Portal Ref. No. PP-15166703) for the proposed widening of the existing driveway at Whinney Knowe, 2 Page's Croft, Wokingham, RG40 2HN.

The proposal seeks to improve the existing driveway access serving the detached dwelling. The works will involve the replacement of 2no. existing trees to facilitate the proposed alterations to the driveway.

The request for the proposed driveway widening and replacement of trees has been made for the following reasons:

- Restricted and narrow access to the existing driveway.
- Low quality trees (T13 and T14) that are coming to the end of their useful life expectancy.
- The existing driveway entrance only allows for forward parking whilst the existing neighbouring boundary shrubs create a blind spot when reversing.
- T14 currently creates a very restricted access point to the driveway which has resulted in several accidents of delivery drivers colliding with the tree, causing further deterioration to the condition of the tree.
- The widening of the driveway will enable cars to turn around within the driveway, to exit in forward gear.
- The widening of the driveway will improve visibility when exiting to the private road.
- The position of the replacement tree closest to the driveway exit will be a greater distance from the edge of the driveway, removing the existing hazard.
- The owners intend to retain the character and nature of the street scene by replacing the existing trees which are to be removed.

The proposed development does not fall within the any Root Protection Areas of the retained trees and the site does not fall within Conservation Area or hold any Tree Protection Orders.

An arboricultural statement along with a Tree Retention and Protection Plan prepared by LandArb (refer to LAS_1031 Arboricultural Statement Sept 2026 MP) has also been provided as a supporting document to this application.

The proposed development has been carefully considered in relation to the existing site and its surroundings with the intention of providing a practical and appropriate improvement to the existing access of the property.

01491 526 936
studio@finelinearchitects.co.uk