

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service		App No:	261545
Address:	The Spindles, School Hill, Wargrave, Wokingham, RG10 8DY.		
Proposal:	Householder application for the proposed erection of single storey side and rear extension with rooflights and adaptation for wheelchair accessibility. Plus changes to fenestration and addition of air source heat pump.		
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 conditions, the Council's Tree and Landscape Officer has no objection to the proposed side/rear extension, fenestration, wheelchair accessibility, and air source heat pump adaptations.

The Site enjoys a large plot along verdant School Hill outside the Wargrave Conservation area and outside (but just on the boundary) of the Greenbelt. There are two groups of protected trees under TPO-0473-1989 along the northwestern boundary of the Site, and they include the following tree species:

- G11 - 3 x Birch (*Betula pendula*) and 1 x Beech (*Fagus sylvatica*)
- G10 - 2 x Beech (*Fagus sylvatica*).

The trees along the boundaries of within the Site contribute to the vegetated street scene and landscape character of School Hill (B477) to the east, the Wargrave Chalk Pit Nature Reserve to the west, and provide important visual screening between the Site and vast fields of polytunnels (Sheepland Farms?) to the south. WARG3, a public footpath, runs along the south of the Site. It is essential that boundary trees are retained and protected to ensure they contain to thrive as shown in the *Proposed Site Plan* drawing and in accordance with relevant policy CC03 and CP3. (Ref: Shek Architects, P1045-P009, April 2026)

We will need to ensure that the root protection areas of the trees in the front garden are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive and the front garden protected with temporary fencing. No construction materials are to be stored nor construction activities undertaken between the fence and the tree. A simple tree protection plan indicating this will need to be provided either as part of this current application or via a condition. (CP3, CC03, TB21)

Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs (*amended*)

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans *Proposed Site Plan* (Ref: Shek Architects, P1045-P009, April 2026) and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 – PROTECTION OF EXISTING TREES etc (small sites)

CL7 Protection of trees

a) No development or other operation shall commence on site until a Tree Protection Plan which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	23/07/3036	Signed:	L. Abbott
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