
MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer	
Service	WBC Landscape and Trees	App No: 262020
Address:	1 Chapel Lane, Riseley, Wokingham, RG7 1QU.	
Proposal:	Householder application for the proposed erection of a two storey front/side extension following demolition of the existing conservatory, plus changes to fenestration.	
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 conditions, the Council's Landscape and Tree Officer has no objections to the proposed extension. However, the Officer raises concerns regarding the cumulative impact of the extension on the WBC Green Route. particularly given the two-story extension build-up, the removal of trees along the northern and eastern boundaries of the side and rear gardens and the existing close board timber fence which has had an urbanising effect on the Site.

The Site is located on a corner lot facing Chapel Lane but with a rear garden along Odiham Road in Swallowfield. Odiham Road is a Green Route within the Borough and currently the Site's rear garden is bounded by a high close board timber fence with established trees behind that add to the verdant character of the street scene and create filtered views to the rear of the existing dwelling. Unfortunately, some of these trees have been removed in the last month, including a Silver Birch (6T) and a category B Golden Weeping Willow (3T), which appeared as a particularly characterful specimen along Chapel Lane. A Tree Survey and Tree Protection Plan have been submitted. (Ref: ArbTech Consulting Ltd., # 47117026 TCP01, June 2026) A number of the trees (5T-8T) have been observed by the arboriculturist to be diseased and/or with historic poor pruning and graded U category (less than 10 years life left). There are no protected trees on or adjacent to the Site.

An email from the application's agent with amended drawings and additional information about existing trees, tree removals, and hardstanding was shared by the Planning Officer on 28 September 2026.

The Officer is concerned about the cumulative impact of the proposed extension and recent tree removals and installation of fencing on the adjacent WBC Green Route along Odiham Road, which has begun to erode the verdant character of the locality and introduce a more visually prominent and urbanising boundary treatment. A two-story extension would add to the massing build-up here.

The Officer would like to see some replacement planting included within the rear and side gardens to help maintain greenery along this road and to screen the proposed development. Either through this application or by condition, the Officer would like to see a confirmed landscape proposal for the side and rear gardens including information about replacement planting, patio, and boundary treatments (which presumably will be retained). Some of this information has been included on the recent *Site Plan (tree protection plan)* drawing. (Ref: No name, 3256-10TP Rev B, 24/09/2026) Outstanding information should be added to a revision.

(CP03, CC03)

Conditions & Reasons (if required)

CL4 LANDSCAPE DETAILS (small site)

CL4 - 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.

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 *Site Plan (tree protection plan)* (Ref: No name, 3256-10TP Rev B, 24/09/2026) 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)

Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within *Site Plan (tree protection plan)* and dated 24th September 2026 (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:	01/10/2026	Signed:	L. Abbott
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