

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260768
Address:	Treetops, Croft Road, Spencers Wood, Wokingham, RG2 9EX.		
Proposal:	Householder application for the proposed development of a single- storey extension with 1no. rooflight.		
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 development of a single- storey extension with 1no. rooflight.

The Site is located in a newly built residential area of Spencers Wood. It contains five mature trees with the root zone of an additional sixth mature tree extending into the Site from the southwest corner with neighbouring property, Oaklands, to the south. These mature trees lend their name to the dwelling and create a leafy green character to the Site. These trees are not protected by a TPO.

An Arboricultural Impact Assessment and Tree Protection Plan by AllArboriculture has been provided with the application which indicates how the trees can be protected during construction of the side extension. Although there is some encroachment into the RPA's from this proposal, the limited size and nature of use (bootroom/entrance) of the development in my opinion will not cause significant harm to the adjacent trees.

According to 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.' In order to help mitigate the limited encroachment into the

RPA's of the trees, we will require more detailed information in the form of a detail drawing of the foundation design to be submitted through a condition and suggested wording is provided below.

Finally, as a condition, the existing trees must be protected during construction as per the submitted AIA and Tree Protection Plan. (Ref: Kristian Chesterman, AllArboriculture, AAAIATREE, 25/10/2025)

Conditions & Reasons (if required)

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 the Arboricultural Impact Assessment and Tree Protection Plan by AllArboriculture and dated 25th October 2025 (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.

Foundation design

No development or other operations shall take place until a site-specific pile and beam foundation design by a structural engineer for the rear extension hereby permitted, has been submitted to and approved in writing by the local planning authority for approval. The extension is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Standard Condition CL6 – Retention of Existing Trees

Date:	23/04/2026	Signed:	L. Abbott
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