

MEMORANDUM

From:	Stuart Ryder Landscape Architect Consultant		
Service	WBC Landscape and Trees	App No:	251535
Address:	104 Reading Road, Finchampstead, Wokingham, RG40 4RA.		
Proposal:	Householder application for the proposed erection of a two storey rear extension following demolition of existing conservatory plus conversion of garage to create habitable accommodation.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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

This 2 storey rear extension to the property is to improve internal accommodation at the house in terms of a more permanent replacement to a conservatory and to provide an ensuite bathroom to a first floor bedroom.

There are no landscape character or visual implications arising from these works.

There are 2No. trees both Scots Pines, that are actually positioned within the neighbouring rear garden to the south of the works, that require consideration of effects.

To clarify neither trees T1 or T2 require felling nor have any pruning works to their canopies given the high canopy head of mature Scots Pines. The only construction risk is related to root protection areas.

An Arboricultural Impact Assessment (AIA) has been submitted with the Application prepared by GHA Trees. At §6.7 of the AIA it states that the affected parts of the assessed Root Protection Area (RPA) affected by extended foundations amounts to T1 – 4.2% and T2 – 0.35%. These are minor in quantum terms and there is open space for compensatory root growth elsewhere around the twin trees.

At §6.8 of the AIA reference is made to the use of specialised footings to this part of the extension but no details are provided. It would be useful to see details of these elements, or receive a written specification.

No reference is made to the avoidance of new service runs through the RPA and this should be accommodated in the proposals.

These matters are manageable through the use of a standard tree protection tree condition which I have modified to make reference to the specialised footings and need to avoid service runs in the RPA.

Conditions & Reasons (if required)

Protection of trees

- a) No development or other operation shall commence on site until specialised footing details which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site 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 Root Protection Area or otherwise protected in the Approved Scheme.
- d) Any fencing or other works such as ground protection 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.

Reason

To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Date:	30/7/25	Signed:	Stuart Ryder
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