

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261326
Address:	Homelands, Park Lane, Charvil, Wokingham, RG10 9TR.		
Proposal:	Householder application for the proposed erection of first floor side extension, porch canopy, re-render the existing building, addition of garage and replacement outbuilding, plus changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	No		

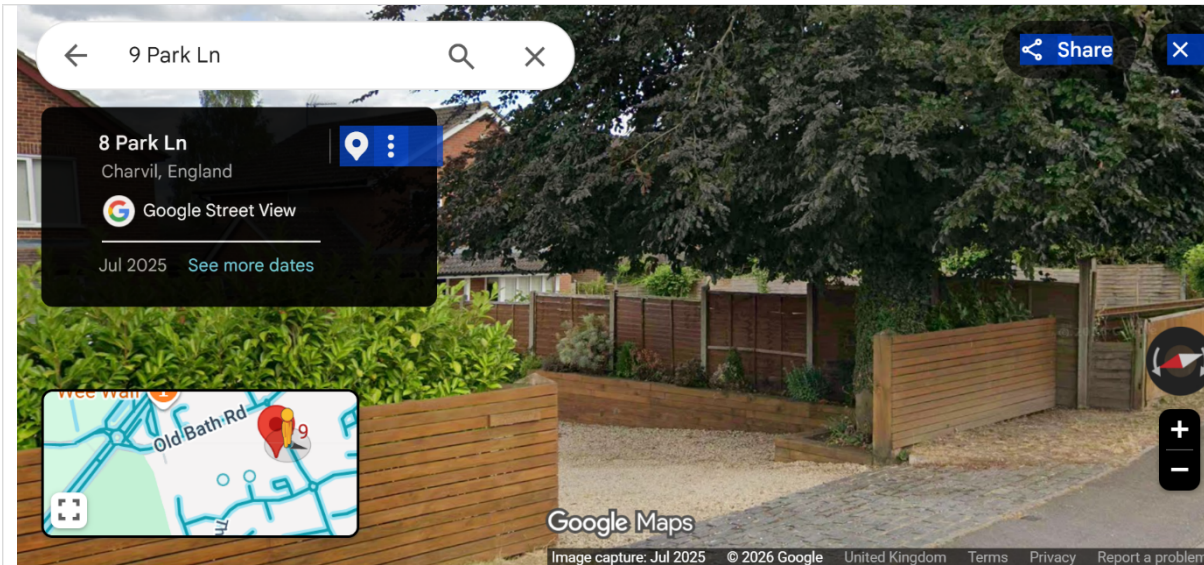
Summary Of Recommendations

- ☐ 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 conditions, Council's Tree and Landscape Officer has no objection to the proposed extension however notes some concerns and queries below.

The Site is located in a dense suburban neighbourhood in the parish of Charvil. It is a large plot with a rear garden that is triple the width of neighbouring plots. The front garden contains a protected mature Beech (*Fagus*) tree. (Ref: TPO-1758-2020), which has been placed inside a planter, potentially altering its root area. See photo July 2025 from Google Streetview below. (CP3 c)



In order to safeguard the protected tree from damage during construction, and as a condition, an Arboricultural Method Statement and Tree Protection Plan drawing are needed, either as part of this application or by condition. In addition to the cellular ground protection proposed on the *Plans – Location* (Location and Block Plans) drawing, protective fencing and main stem board protection may be needed to protect the lateral branches and tree trunk against damage from construction vehicles entering and exiting the Site. (Ref: Michael Aubrey Partnership and Architecture, C4865, #MAP-C4865-001 Rev A, 25.08.202) The front driveway should be used as the staging area for construction works and storage of materials, well away from the protected tree. A qualified arboriculturalist should be consulted for these documents.

The *Plans – Location* drawing also includes information about the boundary treatment surrounding the dwelling, including the retention of hedging and fencing, which the Officer has noted through CL6 below.

Finally, the proposed cladding of “external white smooth silicone render” of both the main dwelling and outbuilding feels out of place and not in keeping with the existing local character and street scene along Park Lane, which includes exclusively brick housing. (Ref: Planning, Design & Access Statement, Michael Aubrey Barrow Structure and Architecture, page 4) The proposed extension, if approved, shall increase the scale of the main dwelling on a plot that is large and so can absorb such mass and built form. However, the proposed cladding is inappropriate and would create a precedent that is contrary to CP3 a, which calls for proposals that “are of an appropriate scale of activity, mass, layout, built form, height, **materials** and **character** to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.” The Officer cannot support this aspect of the proposal.

Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

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 *Plans – Location* (Ref: Michael Aubrey Partnership and Architecture, C4865, #MAP-C4865-001 Rev A, 25.08.202) 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)

Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works 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:	01/09/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------