

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251578
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Householder application for the proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding.		
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

All trees of whatever species within the site are protected by TPO 1682/2019.

The position of the proposed outbuilding is now shown to be partially located on the footprint of current outbuilding as now indicated on the revised Tree Protection Plan. The proposed outbuilding is indicated as being 7m wide this will make the proposed outbuilding 4.75m closer to an existing TPO tree than the current outbuilding.

A revised Tree Survey and separate Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) have been provided (TGB Tree Consulting amended date 12th March 2026). The Tree Survey provides accurate information as to the remaining trees within the site following gradual removal of trees over the years. The trees within the centre of the site are of a significant size and in good condition and are visible from Brookers Hill. Many other trees on the site boundaries are in decline or dead. It is therefore essential that the category B TPO trees (T49 – T52) are retained without further harm.

The AIA and TPP indicate the proposed outbuilding will now only encroach into the RPA of T49 (Beech) very minimally however as I have previously indicated the RPA of T49 has already been compromised by the extensive hard standing to the north of the tree and storage of materials under the canopy of the tree. No compensatory

area or off set has been indicated on the TPP to take account of the hard surfacing as required by BS 5837.

Although the AIA indicates that the encroachment into the RPA of T49 is minimal, the principle of constructing any structures within the RPA is unacceptable, especially as there has already been extensive encroachment by the hard surfacing. Paragraph 5.3.1 of BS 5837 states:

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.

I see no overriding justification for the current proposals to develop within the RPA of this important tree on site.

The AIA indicates the that the foundations will be hand dug but this will not prevent the contact or damage to the tree roots in order to implement to the standard strip foundation that is proposed. The AIA also suggest that T49 will also need to be crown lifted and some lateral branch pruning on the side of the proposed building. The site is of a sufficient size for the outbuilding to be located in an alternative position which will have no detrimental effects on the remaining TPO trees.

Based on the additional information provided I am unable to support this application as the works necessary to construct the proposed outbuilding will cause further harm to a visually significant TPO tree. This is contrary to Local Plan Policy CC03.

Conditions & Reasons (if required)			
N/A			
Date:	31 st March 2026	Signed:	C. Brimble