

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	252996
Address:	1 Aldworth Gardens, Crowthorne, Wokingham, RG45 6PQ.		
Proposal:	Householder application for the proposed erection of a part single part two storey side and front extension along with changes to fenestration including roof lights following demolition of existing single storey rear and single storey front extensions.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 10/02/2026		

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

The Tree and Landscape Officer has no objection to the proposed part single part two storey side and front extension and required demolition.

There was a single protected tree in the rear garden (Ref: TPO - TPO-0119-1976 - Lawson Cypress / Chamaecyparis lawsoniana) which was felled as per Historic Tree Works Application: 200873 with a decision date, 05 May 2020. The tree's stump was visible during a recent site visit conducted on 10/02/2026. A replacement tree—a Magnolia, now under the same protection—was planted. The proposed development is to the front (north) and side (south-southwest) of the existing building and will not have detrimental impact to the protected tree in the rear garden (southeast boundary). It will have minimal impact to the Site's front garden, aside from the removal of some minor garden planting.

According to the Arboricultural Development Report submitted with the application, a tree identified as (T1) Norway Maple/Acer platanoides is located in the neighbouring "garden of 2 Aldworth Gardens and on the boundary fence between both properties. [The] tree is located 8.2 metres from the southwest corner of a double storey portion of the property and 6.5 meters from the southwest corner of the garage." (Ref: Steve Wood, Wood's Tree Consultancy, Ltd., 28/01/2026) The

arboriculturalist notes that “there is no possible influence from the proposed alteration on the surveyed trees. There is an existing large patio which will be retained with no alterations. This will provide adequate root protection for T1.” (p.12) [The] “recommended action [is] minor pruning to give 1.5m clearance from the completed alteration.” (p. 22) The Officer has reviewed this supporting document, and the report does not anticipate any long-term impact to or loss of any of the existing trees or their RPAs as a result of the proposed extension or associated construction work. Tree protection and mitigation measures described within the report and in the drawing, Tree Protection Plan [TPP] on shall be maintained in situ until all construction works activity has been completed. (Re: SMV, Wood’s Tree Consultancy, Ltd., Drawing No. WTC/1 Aldworth Gardens/TPP/022, 27/01/2026, p. 13-14, 28) The Officer suggests an amendment to the standard condition as detailed below.

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 Development Report by Wood’s Tree Consultancy, Ltd and dated 26th January 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:	19/02/2026	Signed:	L. Abbott
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