
MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260166
Address:	31 Sutcliffe Avenue, Earley, Wokingham, RG6 7JW.		
Proposal:	Householder application for the proposed raising of the roof and insertion of rooflights to create additional first floor accommodation, erection of a two storey front/side extension, removal of the existing chimney, front dormer and existing side porch, plus installation of a new porch canopy roof and changes to fenestration, landscaping and boundary treatments.		
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

Subject to the condition below, the Tree and Landscape Officer has no objections to the proposed changes to the roof line, front/side extension, additional porch, window treatment, landscaping and boundary treatments.

The Site is located in a residential neighbourhood within the town and civil parish of Earley in Wokingham. The Site occupies a corner land parcel with two boundaries—west and south perimeter--adjacent to Sutcliffe Road. The property is demarcated from the street by a low brick masonry wall planted with deciduous hedge like many nearby properties, which provides substantial privacy, preventing overlook, and softens the interface between private and public realms. At the time of the Site Visit, the Officer observed an overgrown front and rear garden with several recently excavated areas. There are no protected trees on or near the Site that will be impacted by the proposed changes. The Supporting Planning statement notes two points about the existing landscape, which are illustrated in drawing Proposed Site Plan (Ref: A119b rev 2, Keri Barr Architects, 12/12/2025):

- The need to remove Plant re T1 and Plant re H1 during construction due to proximity. The Officer has no objection to the removal of those shrubs.
- The “existing vehicular access and driveway entrance serving the property will be retained” [however ...] “the works include an increase in the usable driveway area within the existing residential curtilage to improve on-site parking provision. No additional access points are proposed. ... The existing driveway is surfaced in tarmac, with adjacent soft landscaping. The extended driveway area will be formed using permeable or porous materials, or otherwise designed to ensure that surface water drains sustainably within the site, in accordance with current guidance on hardstandings within domestic front gardens.” (Ref: 03-GR-02, Keri Barr Architects, 23/01/2026, p.1-3) The Officer has no objections to these changes

As a condition detailed below, the Officer would like to see the boundary vegetation along Sutcliffe Road retained in situ for its contribution to the street scene. No vegetation should be removed from the Site over than what is specified in the drawing, Proposed Site Plan (Ref: Keri Barr Architects, Drawing No. A119b Rev 2, 26/01/2026)

(CC03 Green Infrastructure, Trees and Landscaping, TB21 Landscape Character, TB06 Development of Private Residential gardens)

Conditions & Reasons (if required)

CL6 Retention of Existing Trees/Shrubs/Hedges

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 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.

Date:	19/02/2026	Signed:	L. Abbott
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