
MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260127
Address:	Longmoor Cottage, Park Lane, Finchampstead, Wokingham, RG40 4PT.		
Proposal:	Householder application for the proposed erection of a single storey side and rear extension to the existing garage/outbuilding plus raising of the roof. (Retrospective)		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 23/02/26		

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 below, the Council Tree and Landscape Officer has no objection to the retrospective permission for the erection of a single storey side and rear extension to the existing garage and raising of the roof to create an additional habitable room.

The garage shares an access with the existing main dwelling and is subservient to it. The garage cannot be seen from the public realm along the adjacent road, Park Lane, that runs along the western boundary of the Site. This is due to wooden fencing and a protected woodland (TPO-1744-2020) between the road and the garage. This extent is also identified as Ancient Semi-Natural Woodland.

The previous garage including its foundation was located over the RPAs of multiple existing trees all located within this protected woodland. According to the drawing *Original Garage + Site and other plans*, the slab and foundation from that garage were retained however the walls and roof were demolished due to unsafe construction in 2020. (Ref: Shaun Tanner Architecture & Planning, 4003/100, Sept 2025) The as-built garage contains additional slab and foundation as well as walls and roof which extend to the north and east, on the opposite side of the protected woodland. An Arboricultural Impact Assessment (AIA) was conducted by Mark

Welby Consulting Arborists and is dated 2 October 2025 and includes the following assessment summary and recommendation:

“The garage is already built and has been done so in a sensitive manner.

No trees were removed to facilitate the proposals.

Remedial works to address a couple of issues will be carried out: removal of the pad base under the external staircase and the reduction of the length of the external path.

In summary, the garage extension was installed sensitively, with trees in mind. And had the correct documents been provided before construction, the proposal would likely have been acceptable. As long as the mitigation measures are implemented as outlined, the construction work is concluded to have had a low arboricultural impact and is thus acceptable.” (p. 1)

The Officer agrees with the proposed remediation measures indicated in summary above and more specifically with section 4.28 and 4.29 Proposed Mitigation of the AIA on page 9, as follow:

“4.28. Although construction has occurred within RPAs of protected trees, the overall impact on trees is likely to have been minor when each is examined in detail. Nonetheless, mitigation and remediation are proposed to address the retrospective nature of this application and any arboricultural impact that may have occurred.

- 1. Removal of all materials from within RPAs*
- 2. Removal of the path from within RPAs*
- 3. Removal of the staircase base and its replacement with wall supports*
- 4. Amelioration of soil within all impacted areas (see appended plan)*

4.29. Details of the above are included in the following method statement. Provided all are implemented as outlined, the impact on the adjacent trees will be minimised.”

As a condition, the proposed mitigation measures described in the AIA and drawing Proposed Garage – Site and other plans, submitted as supporting documents to this application, must be adhered to. (Ref: Shaun Tanner Architecture & Planning, 4003/301 rev. A, Sept 2025)

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 Impact Assessment by Mark Welby Consulting Arborists and dated 2 October 2025 including notes indicated within the Tree Protection plan (Ref: MW.2509.PLF.TPP) on the final page (hereinafter , 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:	03/03/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------