

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261850
Address:	8 Pitts Lane, Earley, Wokingham, RG6 1BT.		
Proposal:	Householder application for the erection of the fence (retrospective)		
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

The Council's Tree and Landscape Officer objects to the proposed erection of the fence (retrospective).

The Site is located on a residential street in the parish of Earley with dwellings that are set back from the road with low brick walls or low timber fencing, hedging or other vegetated trees and shrubbery that act as boundary treatment between the road and front gardens.

A high timber close board fence with concrete posts has been installed along the Site frontage. This boundary treatment is out of keeping with the existing street scene, therefore detracting from the existing landscape character of the area. According to a September 2024 Streetview images, this new fence appears to have replaced a low two-rail timber estate-style fence on top of a sloped mound with groundcover/low shrub planting. This is contrary to Core Strategy CP3, a.

Additionally, the foundations for the new fencing may have caused harm to retained trees along the Site's frontage. Especially concerning is any impact on the protected Lime tree in the southwest corner of the Site, identified as T2 in TPO-1152-2006. It appears from the Site photos, taken 7th July 2026, that the ground level within the Site has been reduced and will therefore have had a detrimental impact to the TPO tree. The Officer recommends that the applicant seek advice from a qualified

arboricultural consultant to rectify damage that may have been caused from lowering the ground level near the TPO tree. The Officer also reminds the applicant that works within the root protection area of TPO tree require a tree works application. This is contrary to Policy CC03: Green Infrastructure, Trees and Landscaping, 2 d and Policy TB06: Development of Private Residential Gardens, 2 a iii and iv.

The Officer cannot accept the proposed development (retrospective), which impacts landscape features.

Conditions & Reasons (if required)

Date:	27/08/2026	Signed:	L. Abbott
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