

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252667
Address:	Willow Tree House, St Annes Drive, Wokingham, RG40 1PB.		
Proposal:	Householder application for the proposed erection of single-storey front and rear extensions, raised roof and loft conversion.		
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

The site is located in the countryside in Holme Green Pastoral Sandy Lowlands, a moderate quality landscape with moderate sensitivity and a modest capacity for change. The site is accessed from London Road, a Green Route as per the designations map. The site setting is characterised by trees and is close to the Buckhurst Meadows SANG.

The proposals are to increase the volume of the house as well as the footprint. The site is generous with trees lining part of the boundaries as shown in the Tree Constraints Plan drawing – October 2025 which shows the existing house footprint in relation to the trees. The trees along the eastern boundary may actually be included within TPO 1359/2010. The Arboricultural Impact Assessment drawing shows the proposed footprint against the trees and their root protection areas. Tree T6 Oak canopy extends towards the rear of the dwelling such that it is within 2m. The proximity of the dwelling to the canopy means that scaffolding may be at risk of conflicting with this tree. Therefore we require a full Arboricultural Implications Assessment (AIA) to BS5837:2012 to comply with Policy CC03/2d which requires tree, hedges and other vegetation is protected and retained during development. The AIA will include the tree survey information which is necessary to ensure the correct mitigation in the event scaffolding is used during construction. Please submit the revised and updated AIA asap, which should include a preliminary Tree Protection Plan and measures for mitigation.

Conditions & Reasons (if required)

Date:	26.11.25	Signed:	BRC