M E M O R A N D U M

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	**App No:**	261382
Address:	130 Barkham Road, Wokingham, RG41 2RP.		
Proposal:	Householder application for the proposed erection of a single storey front and rear extensions along with changes to fenestration following demolition of existing conservatory. Erection of a side extension to existing detached garage to facilitate its conversion to gym.		
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
Subject to conditions, the Council's Tree and Landscape Officer objects to the proposed front and side extension. The Officer does not object to the rear extension or proposal of an outbuilding in the rear garden as indicated on the Location & Block Plan. (Ref: SK Design Consultants, P1683-01, June 2026) The Site is located along Barkham Road, a designated Green Route within the Borough. A large, protected bifurcated Oak (*Quercus robur*) is in the northwest corner of the front garden and driveway area. (Ref: TPO-1356-2010) This protected tree is also a 'notable' tree #45521 according to the Woodland Trust Ancient Tree Inventory and # 1,764 in the Wokingham District Veteran Tree Association Record. This tree has the potential to become a future veteran tree. An Arboricultural Report, includinga Tree Protection Plan, was submitted with this application. (Ref: Mark Welby Consulting Arborists, MW.2601.BRW.AIA, 13.01.2026) In the TTP, the extension has been identified as substantially within the amended Root Protection Area (RPA) of the above protected tree. (Ref: Mark Welby Consulting Arborists, MW.2601.BRW.TPP, 13/01/2026)

Public: Information that can be seen and used by everyone inside and outside the Council.

Despite, providing a solution through the suggested no-dig foundation with mini piles in the Arboricultural Report, the Officer is concerned about the further encroachment, potential impact and impermeable coverage that would be created by the proposed development over the tree's RPA. (p. 14) In addition, the proposed building line projects significantly forward of the adjacent properties, particularly No. 132 Barkham Road. The Officer suggests that the extension be positioned to the rear of the existing dwelling, helping to address both these issues.			
Conditions & Reasons (if required)			
Date:	30/06/2026	**Signed:**	L. Abbott