

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260320
Address:	Cherrylands, New Mill Road, Finchampstead, Wokingham, RG40 4QU.		
Proposal:	Householder application for proposed erection of single storey rear extension, first floor rear extension alongside the demolition of two existing outbuildings and a single storey side extension.		
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 has no objection to proposed erection of single storey rear extension, first floor rear extension alongside the demolition of two existing outbuildings and a single storey side extension (garage) as this will have no detrimental impact on the adjacent trees, according to the BS5837:2012 Tree Survey and Arboricultural Impact Assessment by GHA Arboriculturalist Consultancy date 06/02/2026. (Ref: GHA/DS/160292:26)

There are many protected trees and trees of value within the Site. The protected trees include:

- Single - TPO-128A-1977 Lawson Cypress (*Chamaecyparis lawsoniana*)
- Single - TPO-128A-1977 Monterey Cypress (*Cupressus macrocarpa*)
- Group - TPO-128A-1977 6 x Scots Pine (*Pinus sylvestris*), 2 x Norway Spruce (*Picea abies*)
- Single x 4 - TPO-128A-1977 Oak (*Quercus robur*), which are located in the Site's front garden along New Mill Road

According to page 6-7 the Tree Survey and AIA, the proposed extension will not impact adjacent trees with only limited impact on the Root Protection Areas (RPA)

of two nearby trees, G21 and T22. None will require any pruning and the landscape character of the Site will be retained.

“6.1 The proposed site layout and all of its associated structures allows for the healthy retention of all of the trees on the site itself, and within nearby adjacent sites; therefore, the arboricultural landscape character of the site will be retained.” (p. 6)

“6.2 The implementation of the proposal does not lead to the requirement to prune any of the retained trees.” (p. 7)

“6.9 There is a small encroachment into the RPAs of G21 (0.7% encroachment) and T22 (4.1% encroachment); these are all assessed to be within acceptable levels, especially when considering no other part of the RPA is affected and there are large areas of open ground to the other side of the RPA for compensatory root growth to develop. T22 has the larger encroachment; this has been graded as a C category tree in accordance with BS 5837: 2012 – Table 1, and should therefore not act as a limitation on the effective use of the site, or impose any constraints on the layout.” (p. 7)

All tree protection measures described in the AIA should be adhered to. (CL7)

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 Tree Survey and Arboricultural Impact Assessment by GHA Arboriculturalist Consultancy, report GHA/DS/160292:26 and dated 6th February 2026 (hereinafter referred 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:	10/03/2026	Signed:	L. Abbott
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