

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261106
Address:	105 Pound Lane, Sonning, Wokingham, RG4 6GG.		
Proposal:	Householder application for the proposed raising of the existing ridge line onto the main dwelling, installation of roof-mounted solar panels, erection of a single storey front extension to form porch along with changes to fenestration and associated hard and soft landscaping, following the demolition of the existing single storey extension. Proposed demolition of the external staircase, single- storey extension and 2no existing dormers, along with changes to fenestration and the insertion of new rooflights onto existing detached garage.		
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 has no objection to the proposed development including the proposed landscaping which will create more space for the root zones of existing and replacement trees.

The Oak trees to the front of the site are protected by TPO-1101-2006. There is also a single protected Sycamore (*Acer pseudoplatanus*) and a protected area defined as a Mixed group comprising of Sycamore, Beech, Ash, Sweet Chestnut, Oak and Hornbeam in the rear garden. (Ref: TPO-1101-2006) These trees will not be impacted by the proposed changes.

According to the Proposed Site Plan, the Officer notes that the unprotected trees identified as T5 Sycamore (*Acer pseudoplatanus*) and T8 Common Ash (*Fraxinus excelsior*) which will be removed and replaced with "new native tree" as part of the landscaping works and that woodland planting will form the understory in the rear

garden area where works will occur. (Ref: Eco Design Consultants, #E4905 – 015 – Rev C, 23/04/26). Both trees have been categorised within the Tree Survey category U, or ‘unsuitable for retention.’ (Ref: Simon Holmes Tree Surveys, SPH/5837-26/02.04, 09/04/26) That indicated tree removal is acceptable. The Officer will need to ensure that the root protection areas of the remaining protected and unprotected trees in the gardens are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive. A plan indicating with a simple line and legend where the protective fencing will be located is required to safeguard the trees from potential damage. go within the this will need to be provided either as part of this current application of via a condition.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC03.

Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

Retention of trees and shrubs (amended)

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans *Proposed Site Plan* (Ref: Eco Design Consultants, #E4905 – 015 – Rev C, 23/04/26) and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

Protection of trees

- a) No development or other operation shall commence on site until an Tree Protection Plan which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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:	04/06/2026	Signed:	L. Abbott
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