M E M O R A N D U M

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	**App No:**	260162
Address:	19 Salmond Road, Shinfield, Wokingham, RG2 8QN.		
Proposal:	Householder application for proposed single-storey front porch and rear extension.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 10/02/2026		

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 single-storey front porch and rear extension.

The Site is a detached dwelling on a residential street within the parish of Shinfield, Wokingham. It contains a protected Oak tree (T1) in the southwest corner of the rear garden. (Ref: TPO-0680-1994) This tree is listed as a 'Notable' tree #218240 on the Woodland Trust Ancient Tree Inventory and listed as #8,591 in the Wokingham District Veteran Tree Association database. There is also substantial overhang from another single protected Oak tree (T2) located to the north of the Site in neighbouring dwelling, 12 Conningham Road. (Ref: TPO-1802-2021) The rear garden of the Site is surrounded by close board timber fencing and contains a large outbuilding and children's play equipment surrounded by low fencing, which are located within the RPAs of both trees. At the time of the Site visit on 10 February 2026, the Officer noted a substantial trench in the RPA of T1 as well as a pile of bricks. The householder has a duty under the TPO legislation not to cause harm to protected trees. The Officer has requested an update on the status of this trench by email to the Planning Officer on 23 Sept 2026, inquiring as to whether it has been filled as recommended in the Arboricultural Impact Assessment (AIA) section 4.3.5 Required Mitigation of the AIA submitted with the application. (Ref: Connor Harmsworth, ROAVR Group, 25_5837_11_27, 27/11/2025) (CC03)

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". . . trench must be rectified immediately by draining standing water, pruning exposed roots back to sound tissue with a clean handsaw, and backfilling with the excavated soil to prevent desiccation." (p 10)

The Officer recommends CL6, retention of existing vegetation as shown on *Tree Assessment Plan*. (ROAVR Group, 25_5837_11_27, 19/11/2025)

The Officer would like to understand the landscape intention for the front and rear garden either through this application or via CL4 condition. A landscape plan should be submitted and include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule
- Hard landscaping changes including paths, patios or decking, driveway and car parking area
- Retained and proposed perimeter boundary treatment in both the front, sides, and rear gardens

Conditions & Reasons (if required)

CL4 LANDSCAPE DETAILS (small site)

CL4 - Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – 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 plan, T*ree Assessment Plan*. (ROAVR Group, 25_5837_11_27, 19/11/2025) 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.

Date:	23/09/2026	**Signed:**	L. Abbott

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