

MEMORANDUM

From:	Stuart Ryder Landscape Architect (Consultant)		
Service	WBC Landscape and Trees	App No:	251650
Address:	Cherrylands, New Mill Road, Finchampstead, Wokingham, RG40 4QU.		
Proposal:	Householder application for the proposed erection of a single-storey rear extension, two-storey rear extension with balcony, loft conversion creating habitable room with 2 no. rear dormers, changes to fenestration and demolition of existing conservatory and of two outbuildings.		
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 submitted Arboricultural Impact Assessment (AIA) by GHA Trees dated 6 August 2025 at Para 6.1 on Page 6 states:

Arboricultural Impact Assessment

PROPOSED TREE REMOVAL / RETENTION:

- 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.

In looking at the associated Arboricultural Impact Assessment Drawing again by GHA Trees and dated August 2025 the Root Protection Area (RPA's) are marked and the proposals do not unduly affect any of the retained trees' RPA. However the drawing does not show any suggested tree fencing alignments and would benefit from this.

I have no comments to make on landscape character and visual appearance matters arising from the proposed building works.

Conditions & Reasons (if required)

The following arboricultural condition is added to ensure delivery of the preventative works identified in the AIA. The Preliminary Method Statement contained in the AIA can be used as a basis for finalisation of the protective measures.

Protection of trees

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works 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.

Reason -To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	9/9/25	Signed:	Stuart Ryder
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