

MEMORANDUM

From:	Stuart Ryder Landscape Architect Consultant		
Service	WBC Landscape and Trees	App No:	251687
Address:	50 Bradmore Way, Earley, Wokingham, RG6 4DS.		
Proposal:	Householder application for the proposed erection of a first floor rear extension, changes to fenestration and garage conversion to create 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

The proposals are relatively minor with the rear extension being the cause of the need to partially crown lift an Ash tree (T4 on a 15 tree survey) from 6m to 8m. This will have no notable landscape character or visual amenity effects.

Conversion of the garage to a gym likewise will not have any landscape or visual effects to note.

Details of the referenced change to fenestration in the proposals' description could not be found in the submitted information and I ask that details could be forwarded to me so I am aware of them to identify any associated implications.

Turning back to the tree works to T4 it should be noted that it is protected by an area TPO 134/1978 that is placed on a belt of trees that lie between Rusher Way and the properties on Bradmore Way. They provide good amenity value and help to separate the residential streets from the busier Rusher Way.

The Arboricultural Report by AP Arboriculture dated 14/7/25 is as thorough as is required but does not state who actually owns the tree the proposed works are planned for. This information should be passed to us within the Trees and Landscape Team. Liaison with the tree's owner should take place prior to any consented works commencing.

The last paragraph of §3.4 of the Arboricultural Report advises the property owner that minor future trimming of the tree will be required to prevent it from touching the first floor extension. The owners of the property are reminded that any such works will require TPO Consent prior to their commencement.

A tree protection clause has been suggested as a way of ensuring protection of the nearby tree stock to the Site.

Conditions & Reasons (if required)

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:	30/7/25	Signed:	Stuart Ryder
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