

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261464
Address:	67 Roslyn Road, Woodley, Wokingham, RG5 3HT.		
Proposal:	Householder application for the proposed erection of single storey side and rear extension following the demolition of existing garage, roof alteration and dormer extension to facilitate a loft conversion. Plus addition of roof lights and changes to fenestration.		
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 side and rear extension and associated adaptations to the bungalow style dwelling.

The Site is within a large Woodland TPO (Ref: TPO-0003-1951), although the Site features only a few ornamental trees, shrubs, and lawn in the front and rear gardens. The side and rear extension along with the proposal of three parking spaces, including two spaces on the existing front lawn area, represent a substantial build-up of the plot, as observed in the *Location and Site Plan* drawing. (Ref: Orange Key Design Studios, #26034/PL002 Rev P1, June 2026) To mitigate against the cumulative impact of this impermeable / hard landscaping surfacing, the Officer would like to see some replacement planting included in the front garden, which could take the form of hedging / shrubbery or other proposal to help maintain greenery along this road.

As a condition – the Officer would like to see a confirmed landscape proposal for the front garden of the house including information about replacement planting,

driveway/carpark materials, and boundary treatments (which presumably will be retained).



Conditions & Reasons (if required)

CL4 – Simple Landscape Plan – see above in accordance with Policies CP3 and CC03.

Date:	09/07/2026	Signed:	L. Abbott
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