

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261008
Address:	201 Reading Road, Wokingham, Wokingham, RG41 1LJ.		
Proposal:	Householder application for the proposed erection of a two-storey side extension, part single-storey, part two-storey rear extension, loft conversion with associated roof alterations, front porch reconfiguration and alterations to fenestration, following demolition of the existing garage.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 18/05/2026		

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 extension and adaptations to the existing dwelling.

The Site is a detached two-storey cottage-style dwelling with detached rear wooden garage structure located along Reading Road in the parish of Wokingham. The dwelling is set back from the road with its driveway/parking area screened by overgrown hedging/shrubbery as well as a veteran TPO tree described further below. The front garden is separated from its neighbours by hedging to the west and by a timber fence to the east. The Site enjoys a very long and linear rear garden to the north, which is unusual for this stretch of the road, where access roads have been created for backlot residential developments, reducing garden sizes. The trainline is just outside the Site's northern boundary.

It appears that the property has not been maintained and/or been uninhabited for quite some time with the exception of some tree work in the rear garden. As a result, significant rewilding has occurred on the Site with small self-seeded whips. When

the Officer conducted her Site visit on 18th May 2026, she observed multiple deer within the rear garden and resounding birdsong!

There are many significant trees, both protected and not, within the Site. A single protected Oak (*Quercus robur*) tree is located on the boundary line with the neighbouring property, 203 Reading Road. (Ref: TPO-1402-2011) This street tree contributes to the verdant landscape character of Reading Road, a designated Green Route within Wokingham Borough. The tree is also a veteran tree (#3569) within the Wokingham District Veteran Tree Association Record and recorded as a veteran tree (#65555), in the Woodland Trust Ancient Tree Inventory. As previously noted, substantial hedging and shrubbery define the front garden boundary with Reading Road and should be retained, as they make an important contribution to the verdant landscape character of the street.

The Site's rear garden contains several single and groups of protected trees (Ref: TPO-1197-2007) including:

- T8 single Oak (*Quercus robur*);
- G1 1x Oak (*Quercus robur*), 1x Beech (*Fagus sylvatica*);
- T10 1x Beech (*Fagus sylvatica*);
- G2 5x 1x Beech (*Fagus sylvatica*);
- G3 5x 1x Beech (*Fagus sylvatica*); and,
- T9 single Oak (*Quercus robur*)

The Officer has reviewed supporting documentation submitted with the application, particularly the Tree Survey, AIA, and AMS by Philip Walker Arboricultural Consultancy dated 16th April 2026 as well as the Tree Protection Plan dated April 2026. This report only includes trees and hedging proximate to the proposed development, suggesting trees “present at the rear of the rear garden ... [are] ... relatively remote and] ...easily isolated from the development by protective fencing.” (p. 5) The Tree Protection Plan illustrates how existing trees and hedging/other important vegetation will be safeguarded against damage during construction and the Officer accepts the recommendations for protective fencing.

The Officer would also like to understand the soft and hard landscape intentions for the front, side, and rear gardens. As a 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 such as paths and/or patios within the front, side and rear garden and in the front garden, changes to the driveway and car parking area
- Retained and proposed perimeter boundary treatment in both the front, side, and rear gardens

(CP3, CC03, TB06, TB21)

Conditions & Reasons (if required)

CL4 – LANDSCAPE DETAILS (SMALL SCALE)

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

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 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)

CL7 – Protection of trees. Amended as detailed below.

a) No development or other operations shall take place except in complete accordance with the details within the Arboricultural Impact Assessment and Tree Protection Plan by Philip Walker Arboricultural Consultancy and dated 16th April (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:	03/06/2026	Signed:	L. Abbott
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