

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260443
Address:	26 Old Bath Road, Sonning, Wokingham, RG4 6TA.		
Proposal:	Householder application for the proposed erection of a single storey side and part single part two storey rear extension following demolition of an existing single storey element, plus changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes - 24/04/2026		

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 the condition below, the Council's Landscape and Tree Officer has no objections to the proposed side and rear extension plus changes to fenestration.

The Site is located in the parish of Sonning between Bath Road, which is a Green Route Enhancement Area within the Borough, and Old Bath Road, a residential road of large single-family dwellings on generous parcels. Dwellings are typically set back from the road and bounded by masonry wall, gate and hedge front boundaries and timber fenced or vegetated rear boundary treatment. Many dwellings along this road have historically or are currently undergoing major renovations.

There are no protected trees within the Site and indeed, the rear garden is limited to lawn and a few small shrubs only. Outside the rear garden's timber fence (northwestern boundary) are trees planted in the highway verge along the southern side of Bath Road. A large strawberry tree (**Arbutus unedo**) is located inside the rear garden of the neighbour to the west at 28 Old Bath Road. According to the Royal Horticultural Society's website, the strawberry tree is native to parts of the British Isles (Ireland) and is characterised as a "spreading, evergreen, **shrubby tree**, about 8m tall, with rough shredding red-brown bark and mid-green leathery leaves." (Ref: [Arbutus unedo|strawberry tree/RHS Gardening](#)) As a condition, the

Officer would like to request an Arboricultural Method Statement and Scheme of Works to mitigate against any potential impact to existing vegetation such as the neighbouring tree, which provides screening and prevent overlook and ecologically is a good pollinator, and other important vegetation such as the boundary hedge in the front garden which contriburtes to green vegetated street scene along Old Bath Road. (CL7)

Conditions & Reasons (if required)

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

CL7 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.

Date:

12/05/2026

Signed:

L. Abbott