

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer	
Service	WBC Landscape and Trees	App No: 252616
Address:	5 Woodlands Avenue, Woodley, Wokingham, RG5 3HN.	
Proposal:	Householder application for the proposed erection of part ground floor, part first floor and single-storey rear extension, single- storey outbuilding, loft conversion creating habitable accommodation including 2no. roof formers, changes to fenestration, 6no. rooflights and 1no. sun-pipe.	
Type of Development:	Other Householder	
Site Visit Made:	Yes/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 Oak in the rear garden of the site is protected by a TPO (1999/2025).

It would be helpful if the application includes a proposed site plan showing the boundary with No. 7 Woodlands Avenue, not just No. 3 which is shown on the Proposed Ground Floor Layout plan. The site plan should also show any existing vegetation to be retained in addition to the TPO tree, as well as the proposed rear patio and hard surfacing or patio around the outbuilding.

The proposed extensions to the dwelling are sufficient distance from the TPO tree and so will not have any detrimental effects on the tree.

The separate outbuilding however will be located within the root protection area of the TPO Oak tree and further information regarding the tree is provided in an Arboricultural Impact Assessment (AIA) by Trevor Heaps Arboricultural Consultancy Ltd and dated 10th October 2025.

The AIA indicates that the outbuilding will not have any effect on the tree roots due to the non-invasive foundations and further details as to the types of foundation are given in Appendix 4b. It is suggested that a screw-pile foundation will be used with

a subframe sitting above existing ground levels but also states the foundations will need to be designed by a structural engineer. Only very general information is provided on foundation design and no site-specific structural engineering designs are provided which will be required as part of the application to ensure no additional harm is caused by the proposals on the tree.

The AIA includes a Tree Constraints Plan which indicates the proposed location of the service trench along the western side of the garden. The AIA states that this trench will be hand dig and will not have significant impact on the root protection area (RPA). Looking at the design and configuration of the outbuilding as shown on drawing 199/011 the proposed bathroom is in the centre of the outbuilding and therefore the service trench will need extend a further 3.5m into the RPA of the tree. As no information is provided indicating the location of the existing utilities and where the outbuilding service runs will connect to, it is unclear especially for the foul sewer, the required depths and manhole locations of these connections. I consider that even if the foundations can be a no-dig design, the utility connections will have a detrimental effect on the TPO tree.

The doors into the office and gym are both on the eastern side of the outbuilding and therefore access into the outbuilding, probably via by paved footpath, will also be within the RPA of the tree having a cumulative detrimental effect on the protected tree. No proposed paving to the side of the outbuilding is shown and its effects are not covered as part of the AIA.

BS 5837 (2012), Section 5.3 - *Proximity of structures to trees*, states at 5.3.1 '*The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the trees*' I see no overriding justification for the current proposals to develop within the RPA of this important tree on site.

If the applicant wants to pursue an outbuilding in the rear garden, I suggest this is moved in its entirety outside the RPA of the tree, therefore avoiding all issues raised which in my opinion will cause harm to the TPO tree. At present I cannot support this application with the outbuilding as I consider the current location will be cause harm to the TPO tree which is contrary to Core Strategy policy CP3 and Local Plan policy CC03.

Conditions & Reasons (if required)			
N/A			
Date:	25 th November 2025	Signed:	C. Brimble