

# MEMORANDUM

|                             |                                                                                                                |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Lindsey Abbott<br>Tree & Landscape<br>Officer                                                                  |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                     | <b>App No:</b> | 260610 |
| <b>Address:</b>             | 48 Laburnum Road, Winnersh, Wokingham, RG41 5XL.                                                               |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey rear extension and front porch extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                              |                |        |
| <b>Site Visit Made:</b>     | 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 Council's Tree and Landscape Officer would like more information about the landscaping as it relates to the proposed erection of a single storey rear extension and front porch extension.

The Site is located in a suburban neighbourhood within the civil parish of Winnersh. There are no protected trees within or near the Site. Currently, the Site's front garden includes four small, planted areas with shrubs surrounded by pavers, some amenity space in the form of lawn (shared visually with adjacent dwelling, 46 Laburnum Road), and a paved driveway with space for one parked car and two tandemly parked cars. Most nearby dwellings have retained small lawns often with additional trees or shrubs in their front gardens; this soft landscaping provides visual continuity between neighbouring dwellings, lending a certain character to the neighbourhood. It also provides much needed relief between the built form and the roadway. The front garden of the Site seems an exception to this pattern, with much of the front garden consumed by paving.

The proposed rear extension appears to be situated on top of the existing conservatory and hardstanding. However, the Officer would like to understand about the hard landscape intentions in the form of a patio or footpath, that may be added to access the proposed sliding door to the rear of the proposed extension, thus increasing the impermeable area.

Concerned about the cumulative effect on the landscape, the Officer would like to understand the intention for the hard and soft landscape for both the front and rear gardens as a result of the proposed front porch and rear extension. As a condition – the Officer would like to see confirmed hard and soft landscape treatment proposals for the front and rear of the Site, both new and retained, including:

- the proposed driveway configuration and relevant supporting information
- whether the existing lawn and shrub planting in the front garden will be retained, removed, or replaced. If it will be replaced, plant species, planting sizes, spacing and numbers of trees/shrubs to be planted shall be specified.
- the proposed hard landscaping within the rear garden

These details should be included on a landscape plan. (CC03)

#### **Conditions & Reasons (if required)**

CL4 – Simple Landscape Plan

|              |            |                |           |
|--------------|------------|----------------|-----------|
| <b>Date:</b> | 27/03/2026 | <b>Signed:</b> | L. Abbott |
|--------------|------------|----------------|-----------|