

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261510
Address:	8 Ellerton Close, Wokingham, RG40 2BE.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus conversion of the garage to habitable accommodation.		
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 the conditions below, the Council's Landscape and Tree Officer has no objections to the proposed erection of a single storey rear extension and conversion of the garage to habitable space. The proposal will occur on top of existing hardstanding and will not detrimentally impact any trees on or off site, as per the AIA (Ref: GHA Trees Arboricultural Consultancy, GHA/DS/12360:26, 19 May 2026) This includes the protected Oak (*Quercus robur*) tree (TPO-) to the west of the Site, which is located in WBC-owned land (St. Crispin's School campus/playing fields).

However, we will need to ensure that the root protection areas of the trees in the front garden are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive and the front garden protected with temporary fencing. A plan indicating this will need to be provided either as part of this current application or via a condition.

In order to safeguard the protected tree from damage during construction, temporary protective fencing is recommended in the AIA and TPP both in the front and rear gardens. This fencing shall remain in place, as per the plan, during the time the development is being carried out. No construction materials are to be stored nor construction activities undertaken between the fence and the trees. Instead, the front

Conditions & Reasons (if required)			
CL7 - PROTECTION OF EXISTING TREES etc (small sites) 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 GHA Trees Arboricultural Consultancy and dated 19th May 2026 (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:	09/07/2026	Signed:	L. Abbott