

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261484
Address:	1 University Farm Cottages, Charvil Lane, Sonning, Wokingham, RG4 6TJ.		
Proposal:	Householder application for proposed erection of a part single, part two storey extension with roof solar panels, a single storey front extension with porch along with changes to fenestration plus a pergola at rear following demolition of existing rear extension.		
Type of Development:	Other Householder		
Site Visit Made:	Yes - 04/03/2026		

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

The Council's Tree and Landscape Officer has no objection to the proposed development, having visited the Site in April 2026 and participated in the pre-application process.

The Site is located within the Sonning Conservation Area at the edge of the settlement. The Site is also located within Countryside. The proposed rear extension will be hidden from public view. The front porch seem appropriate to the existing setting; the form of the proposed front porch references other front porches located to the east at 3-4 University Cottages (a welcomed change from what was proposed in the pre-application). The Site contains some trees but none that are protected under a TPO, but would require a section 211 notification for works as they are located within a Conservation Area.

The Officer has reviewed the submitted supporting documentation, including the Arboricultural Report and accepts the Tree Protection Plan (TPP). (Ref: Trevor Heaps Arboricultural Consultancy, TH 6193 and TH/A3/6193/TPP, 10 June 2026)
The Officer notes the proposed pergola in the rear garden has not be included within

been the TPP. Measurements by the Officer suggest the pergola and its likely foundations in pits are located within the RPA of the Monterey Cypress in the northwest corner of the rear garden. Nevertheless, the pergola is an acceptable element within a Countryside garden space and as an informative, the foundation pits should be dug by hand to avoid damage to substantial roots of the nearby tree.

Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs (*amended*)

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 Tree Protection Plan (Ref: Trevor Heaps Arboricultural Consultancy, TH/A3/6193/TPP, 10 June 2026) 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)

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, Method Statement, and Tree Protection Plan by Trevor Heaps Arboricultural Consultancy and dated 10th June 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:

16/07/2026

Signed:

L. Abbott