

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	262020
Address:	1 Chapel Lane, Riseley, Wokingham, RG7 1QU.		
Proposal:	Householder application for the proposed erection of a two storey front/side extension following demolition of the existing conservatory, plus changes to fenestration.		
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

In principle and subject to the conditions, the Council's Landscape and Tree Officer could support the proposed extension however the Officer would like clarification on a few outstanding queries before providing comments.

The Site is located on a corner lot facing Chapel Lane but with a rear garden along Odiham Road in Swallowfield. Odiham Road is a Green Route within the Borough and currently the Site's rear garden is bounded by a high timber fence with established trees behind that add to the verdant character of the street scene. There are filtered views through the trees into the rear and side gardens to the existing conservatory. A weeping willow is a particularly characterful specimen along Chapel Lane. A Tree Survey and Tree Protection Plan have been submitted. (Ref: ArbTech Consulting Ltd., #47117026 TCP01, June 2026) A number of the trees (5T-8T) have been observed by the arboriculturist to be diseased and/or with historic poor pruning and graded U category (less than 10 years life left). There are no protected trees on or adjacent to the Site.

The Officer's questions are:

1. The application references the removal of T1, which is listed as 1T on the Tree Survey and Tree Constraints Plan, and is a Loquat (*Eriobotrya japonica*), Category U. The tree is located off Site in neighbouring property,

2 Chapel Lane, and does not appear to be impacted by the proposed development or associated construction work. Is this a mistake in the application? Was a different tree meant for removal?

2. Several of trees within the Site's rear garden and seen along the Green Route will be impacted by the proposed development – both their RPAs and possibly their lateral limbs. What facilitation pruning will be required to allow for construction of the proposed development and will this be an ongoing maintenance issue for the owners?
3. Several of the trees mentioned in Question #3 have been graded as Category U trees (5T – 8T) with identified diseases or other features that make them poor specimens. Might the agent consider removal and replacement of these four trees?
4. The *Proposed Elevations* drawing shows bi-fold doors to the rear of the proposed extension opening into the rear garden. (Ref: David Taylor Design Services, #3256-4, March 2026) What is the hard landscaping intention from the bifold doors? If a patio and additional paths are intended, then they will further encroach on the RPAs of existing trees and the Officer will need to think of the cumulative impact of the development on trees within the Site.
5. The Tree Protection Plan should be revised to include all relevant trees and their RPAs, including the prominent 3T Weeping Willow (*Salix sepulcralis* 'Chrysocoma'). If this tree is proposed for removal then this should be indicated on the plan. A construction material storage and staging location should be identified on the plan, ideally on existing hardstanding such as the driveway/car park.

(CP03, CC03)

Conditions & Reasons (if required)

Date:	15/09/2026	Signed:	L. Abbott
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