

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252311
Address:	79 Hilmanton, Earley, Wokingham, RG6 4HN.		
Proposal:	Householder application for the proposed single storey rear extension.		
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 following additional information has now been provided with the application in response to my earlier comments:

- Arboricultural Impact Assessment (AIA) and associated plan by GHA Trees and dated 10th December 2025.
- Foundation note by WRD Structural Consultants dated 12th January 2026.
- Treesafe brochure indicating the type of foundations proposed.

The AIA clearly shows that the proposed extension is within the root protection area of the adjacent protected Oak tree (TPO 0672/1994). In using the proposed pile and beam foundation design as indicated in the Treesafe brochure with the beams being above existing ground level it is likely that the extension will have a minimal impact on the tree. This type of foundation has been confirmed as being appropriate by the structural engineer's note. I therefore now have no objections to the application; however further site-specific details of the foundation design will need to be provided through a conditions submission prior to construction starting on site along with an Arboricultural Method Statement – see conditions below.

Conditions & Reasons (if required)

Standard condition: CL7 – Protection of trees

Foundation design

No development or other operations shall take place until a site-specific pile and beam foundation design by a structural engineer for the rear extension hereby permitted, has been submitted to and approved in writing by the local planning

authority for approval. The extension is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:

13th January 2026

Signed:

C. Brimble