

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260611
Address:	65 New Road, Ruscombe, Wokingham, RG10 9LN.		
Proposal:	Full application for the proposed erection of 1 no. dwelling following demolition of the existing dwelling and outbuilding.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes – 13/04/2026		

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

Subject to the following condition, the Council's Tree and Landscape Officer has no objection to the proposed erection of 1 no. dwelling following demolition of the existing dwelling and outbuilding.

Within the parish of Ruscombe, the Site is an existing detached dwelling located in a residential area on land classified as Modest Development Locations. It is located just opposite the Metropolitan Green Belt (inside borough) with New Road being the demarcation. (CP9, CC01, TB01) New Road is heavily vegetated on either side: with a woodland buffer and agricultural land beyond to the east and to the west, hedges and trees providing a green edge to the front gardens of dwellings. Indeed, the Site's front garden is surrounded on three sides by dense hedge and there are a small flowering ornamental tree and evergreen tree in the front garden as well. The hedge is an important boundary treatment that contributes to the landscape character and street scene along New Road. The Site's rear garden is long and contains one mature Chinese Magnolia and several juvenile and semi-mature trees. The perimeter boundary treatment is a mix of hedge, overgrown trees, and timber fencing.

The footprint of the new dwelling would largely be situated on top of the existing dwelling footprint, extending slightly further into the rear garden. The scale and building lines of the new dwelling are in keeping with neighbouring properties.

Properties to the north and south of the Site, at 67 and 63 New Road, have been extended, so precedents exist for larger homes here.

The Officer has received an updated Site Plan which includes trees and hedges that will be retained as well as indicating temporary fencing to protect the root zones of retained vegetation. This plan addresses my comments and is acceptable. The Officer recommends CL6 – retention of existing veg as shown on Site Plan and compliance with the protection as shown on the Site Plan.

(CP3, CC03, TB06, TB21)

Conditions & Reasons (if required)			
CL6 - RETENTION OF EXISTING TREES/SHRUBS/HEDGES			
Date:	01/05/2026	Signed:	L. Abbott