

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261905
Address:	The Old Church, Church Road, Farley Hill, Wokingham, RG7 1TR.		
Proposal:	Householder application for the proposed detached single storey outbuilding.		
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 conditions, the Council's Tree and Landscape Officer has no objection to the proposed outbuilding.

The Site is a church conversion residential dwelling with many contemporary adaptations located on a well-wooded parcel in designated Countryside in the Farley Hill area of the parish of Swallowfield, Wokingham. There are **no** protected trees on site, but there are established trees and vegetation of value. SWAL34 – a byway open to all traffic – is located immediately north of the Site but due to the position of the main building, the proposed outbuilding is unlikely to be seen by users on the path. There may be filtered views of the proposed outbuilding from Church Road and the neighbouring properties, however the proposed outbuilding's architectural style is in keeping with the established architectural language within the Site.

The proposed outbuilding requires the removal of one tree, T4 Lawson Cypress (*Chamaecyparis lawsoniana*), as per *Existing Tree Plan* (Ref: wysiwyg Design, #PP-15137961, 09/08/2026). It will also impact the root protection areas (RPAs) and **potentially** the lateral branches of three other trees, T2, Sweet Chestnut (*Castanea sativa*), T3, Maple (*Acer*), and T5, Lawson Cypress (*Chamaecyparis lawsoniana*). Canopies of these trees may need facilitation pruning and could create on-going maintenance given their proximity to the outbuilding. The Officer notes the use of

timber with ground screws on the workshop side of the proposed outbuilding as seen in *Proposed Floor Plan* and can see an effort is being made to retain as many trees as possible. (Ref: *wysiwyg Design*, #PP-15137961, 09/08/2026) As these trees are not protected, are unlikely to be TPO worthy, and because consideration to create an environment where they may still thrive has been taken by the applicant, the Officer accepts the proposal but requires a simple Tree Protection Plan. The Officer will need to ensure that the RPAs 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 with temporary fencing. A plan indicating this will need to be provided either as part of this current application or via a condition.
(CP3, CC03)

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 plans *Existing Tree Plan* (Ref: *wysiwyg Design*, #PP-15137961, 09/08/2026) 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)

Protection of trees

a) No development or other operation shall commence on site until a Tree Protection Plan which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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:	17/09/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------