

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260327
Address:	8 Braybrooke Gardens, Wargrave, Wokingham, RG10 8DW.		
Proposal:	Householder application for the proposed erection of a two storey side, a single storey side and rear extensions along with changes to fenestration including insertion of roof lights.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 23/02/2026		

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 side and rear extensions and changes to the windows.

The Site is a detached residential dwelling within a leafy residential area of the parish of Wargrave. The Site is surrounded by other single-family detached dwellings to the north and east, a steep woodland bank leading down to the Wargrave Cemetery to the south, and an access road shared with several adjacent properties to the west. Soaring mature trees are under a tree preservation order (TPO-0061-1973) at the Site's entrance and vegetation of value is in the rear garden. Neither are near the proposed footprint of the extensions however the protected trees at the Site's entrance will need to be protected from construction vehicles, staging storage, and works, as per an AIA and Method Statement submitted with the application. (Ref: Kristian Chesterman, AllArboriculture, report AAAIA8BRA,15/10/2025) The woodland near the cemetery along the Site's southern boundary forms a significant green backdrop to the housing which can be seen from the public realm.

The AIA and Method Statement include tree protection measures on pages 6-7, which should be adhered to. It also refers to one early-mature tree, a Plum / *Prunus cerasifera Nigra* identified as T8, which the Officer believes is located off-site in the rear garden of The Barn, School Hill, Wargrave, Reading, RG10 8DY. This tree is

not in a Conservation Area and it is not protected by a TPO or any other planning conditions. The tree report states that “pruning to facilitate the development” is required. (p. 4) This landscape response does not provide permission for those works; pruning to the boundary line is permissible however any pruning and other tree management beyond the property line is a private matter between neighbours.

The Officer suggests an amendment to the standard condition as detailed below.
(CL7)

The Officer would also like to understand the hard landscaping intention for the side and rear garden as well as any changes to boundary treatments, such as fencing separating the front and rear gardens. A Landscape Plan should be submitted and include:

- retained, removed, and new trees and planting
- details with regard to any changes to the front, side, and rear garden where the existing vehicular entrance driveway configuration meets a new rear garden gate
- any other hard landscaping changes such paths and patio within the side and rear garden as well as boundary details in this location.

(CC03, CL4, CC1, R12)

Conditions & Reasons (if required)

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 and Method Statement by AllArboriculture, report AAAIA8BRA and dated 15th October 2025 (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

CL4 - Simple Landscape Plan

CC1 – Boundary Treatments, R12 Residential Boundary Treatments -WBC
Borough Design Guide Supplementary Planning Document (June 2012)

Date:	10/03/2026	Signed:	L. Abbott
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