

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261569
Address:	12 Coningham Road, Shinfield, Wokingham, RG2 8QP.		
Proposal:	Application to vary condition 2 of planning consent 241956 for the proposed erection of a two storey side extension following demolition of the existing attached garage. Condition 2 refers to the approved details and the variation is to enlarge the proposed two storey extension, plus changes to fenestration and insertion of an additional rooflight.		
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

The Council's Tree and Landscape Officer has no objection to the proposed revisions to Condition 2. The Site is subject to Tree Preservation Order (TPO) 1802/2021, T2, an oak on the rear boundary. The tree has not been located on the *Proposed Plans & Elevations* drawing, but it will not be impacted by the scheme as it is not proximate. (Ref: Urban Regen Architects, A-L-001 Rev C, July 2024)

The amended front façade of the proposed dwelling creates more blank wall whereas the fenestration of the previous front façade created more visual interest in terms of street character within the neighbourhood. Some of this blank wall will be mitigated by the existing hedge that borders the front garden. The Officer appreciates this observation is slightly outside her discipline and is for the Planning Officer to review.

Conditions & Reasons (if required)

Date:	15/07/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------