

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261525
Address:	Tannadice, Wiltshire Road, Wokingham, RG40 1TR.		
Proposal:	Householder application for the proposed erection of a single storey front porch, part south side and north side single storey extensions, extend existing single storey rear extension, internal alterations and the addition of a Juliet balcony to the first floor level front elevation.		
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 front porch, side single storey extensions, and extended rear extension.

The Site is located along Wiltshire Road, which is a designated Green Route within the Borough. The Site's existing vegetated front boundary, which includes substantial mature hedge and trees support that designation. The Site contains no trees with Tree Protection Orders, however it is essential that these trees and hedges are retained and protected for their contribution to the Green Route's street scene and landscape character of the area in accordance with relevant policy CC03, CP3, and TB21. Other trees along the Site's southern boundary appear on submitted drawings such as *Parking Statement* (Ref: SLJCS Design, SLJCS/2026/T/WR-P7 Rev B, 1 July 2026) and in recent aerial images within ESRI and Google Maps, but these trees do not appear in photographs shared by the applicant on 22 July 2026 nor in photographs taken by the Planning Officer. This suggests that trees within the Site may have been felled recently.

We will need to ensure that the root protection areas of the trees that remain within the Site along the Site frontage and those of mature neighbouring trees which are likely to extend into the Site are not compromised during the construction period. To this extent, all vehicles and storage of materials will need to be restricted to the existing drive. The trees along the Site's frontage with Wiltshire Road should be protected with temporary fencing. No construction materials are to be stored nor construction activities undertaken between the fence and the trees. A simple tree protection plan indicating the protective fence line and construction area will need to be provided either as part of this current application or via a condition. (CP3, CC03, TB21)

Additionally, the Officer would like to understand the intentions for the hard landscaping, particularly the driveway and proposed car park, cycle parking bays and rubbish compartments which all appear (along the southern boundary and indicated in the Site Plan) as well as any proposed paths and patios associated with the proposed fenestration. As a condition, a Landscape Plan should be submitted and include this hard landscaping information.

Conditions & Reasons (if required)

CL4 LANDSCAPE DETAILS (small site)

CL4 - Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

CL6 RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs

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 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 simple Tree Protection Plan which provides for the retention and protection of trees, shrubs

and hedges growing on or adjacent to the site in accordance with BS5837: 2012 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:	03/08/2026	Signed:	L. Abbott
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