

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260696
Address:	Santolina, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB.		
Proposal:	Householder application for raising and forming new pitched roof, loft conversion, single storey rear extension and installation of 7 no. pitched roof dormers and 6 no. skylights, including a front porch extension.		
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 rear extension, roofline changes, and front porch extension.

The Site is located on a large parcel in designated Countryside within the parish of Finchampstead. (CP11) It is surrounded on most sides by small paddocks/fields with pockets of woodland, hedges and other vegetation, that provides visual screening to/from the nearby cluster of dwellings, including two mature trees – possibly *Leylandii* and *Eucalyptus* trees -- adjacent to the existing dwelling to the north. There are also protected trees on the Site, which are located some distance from the proposed development, including:

- To the east, A1, a protected area inclusive of all species found within (TPO-1678-2019)
- To the southwest, G4, a protected group of two Oak trees (*Quercus sp.*) and T7, a single protected Oak tree (*Quercus sp.*)
- To the west, T8 a single protected Oak tree (*Quercus sp.*)

According to drawing (4) *Ground Floor Area plan* on the *Sections and Area* drawing submitted with this application, the rear development is smaller in scale than the

existing indoor swimming pool extension and much of it will be positioned on top the footprint of this existing extension. (Ref: Design Work Studios, # 2503 410, Feb 2026) To this end, the RPAs of the nearby unprotected mature trees described above are unlikely to be impacted by the works since the existing rear extension is likely to have acted as a root barrier to these trees. These trees do contribute to the wider countryside character and more locally, provide visual screening and privacy to the rear extension. However, they also create heavy shade and on-going maintenance issues. Their removal may also be required to facilitate the construction of the dwelling. The Officer observes that the trees do not meet the criteria for inclusion in a Tree Preservation Order, as seen in photographs taken by the Planning Officer during a 29 June 2026 Site visit. Given their poor condition and tight location next to the rear extension (and proposed rear extension, should it be approved), the Officer would not object to their removal. If these trees are to be removed, the Officer would expect the applicant to plant native replacement trees in a position within the rear garden at a more suitable position from the dwelling. The Officer would like to understand whether these trees will be retained, removed and/or replaced, and she would also like to understand the soft and hard landscape intentions for the front, side, and rear gardens / driveway. As a condition, a Landscape Plan should be submitted and include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule;
- Hard landscaping changes such paths and patio within the side and rear garden and in the front garden, changes to the driveway and car parking area;
- Retained and/or proposed perimeter boundary treatment in both the front, sides, and rear gardens

(CP3, CC03, TB06, TB21)

Conditions & Reasons (if required)

CL4 LANDSCAPING DETAILS (SMALL SITE)

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.

Date:	30/06/26	Signed:	L. Abbott
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