

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252385
Address:	2 Bigshotte Court, Wokingham, RG45 6WR.		
Proposal:	Householder application for the proposed erection of a detached single-storey outbuilding with a flat fibreglass roof, incorporating horizontal timber cladding, UPVC framed doors and windows, and to be used for purposes incidental to the enjoyment of the dwelling house.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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 whole of the site is protected by a woodland TPO 1369/2010 with the mature Oak to the east of the site boundary also protected by TPO 0368/1988.

It is important that background to this application is understood. The planning application for the approval of 6 dwellings on this site (230283) was accompanied by a S106 agreement. This included a woodland management plan for two areas of the site which were not contained in the curtilage of the dwellings and included a parcel of land to the south of plot 2 which is shown below and is fenced off from the garden. The management of these areas will be undertaken by the management company set up and funded by the owners of the new properties.

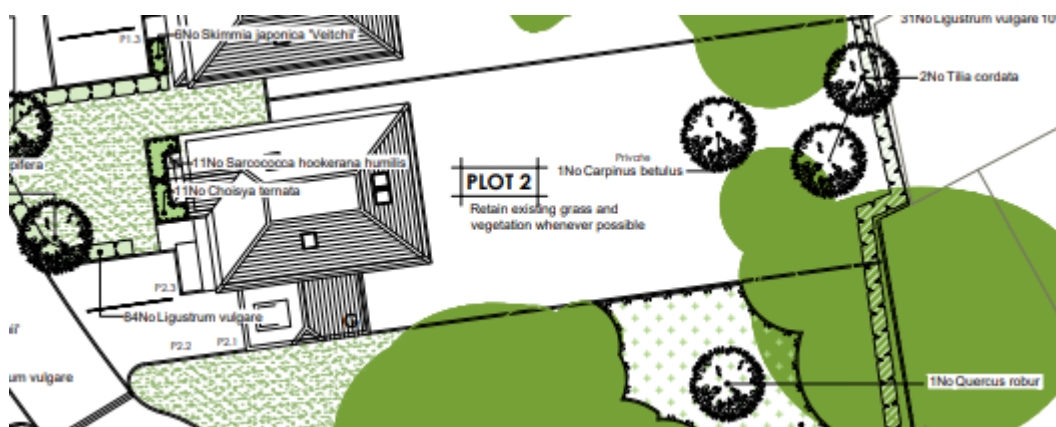
The approved landscape plan and tree protection plan provided though the original application for the 6 dwellings, indicate there were existing trees to be retained in the rear garden of plot 2 with the provision of new tree and hedge planting to replace trees that were removed as part of application for 6 dwellings. Extracts from these plans are also shown below.



Extract from the Woodland Management Plan.



Extract from Tree Protection Plan



Extract from Landscape plan showing new tree planting and hedge planting in the rear garden of Plot 2

This application is not accompanied by any arboricultural information in accordance with Local Plan CC03 which requires this information so that the effects of the proposals on the existing trees can be understood. However, even without this information it is my opinion the proposed garden room and associated foundations, will have a detrimental effect on the protected large mature off-site Oak to the east of the site as well as other smaller trees within the site. The proposals will also require the removal of newly planted hedgerow and trees planted as part of the

landscape scheme. The site plan provided with this application also appears to include the wooded area south of the site and which should be fenced off and not be treated as part of this application.

To summarise I object to this application as the proposed garden room will not only have a detrimental impact on the existing TPO trees within and adjacent to the site but also will require the removal trees and hedgerow plants that have been planted as part of the approved landscape plan. This is contrary to Local Plan policy CC03.

Conditions & Reasons (if required)			
N/A			
Date:	5 th November 2025	Signed:	C. Brimble