

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260823
Address:	4 Meadow View, Winnersh, Wokingham, RG41 5PD.		
Proposal:	Householder application for the proposed two storey side extension and front porch.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 24/04/2026		

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

Subject to the condition below, the Council's Landscape and Tree Officer has no objections to the proposed two storey side extension and front porch.

The Officer has reviewed the supporting documentation submitted with the application, including the Existing Block Plan and Proposed Block Plan, the latter which indicates changes to the landscape (Ref:1 Right Plan, #04, July 2025 and 1 Right Plan, #08, July 2025).

The Site is in a suburban neighbourhood within the parish of Winnersh. The houses along Meadow View and in nearby streets are mostly setback a short distance from the road by lawns and occasionally hedges/shrubs and include driveways to small garages. There is a precedent along Meadow View for homeowners extending their driveways whilst still preserving some lawn or vegetation in their front garden.

There is a protected tree, an Ash/*Fraxinus excelsior*, located within the Site's boundary along Poplar Lane, which is a leafy and shady lane for vehicles with a footpath for pedestrians. (Ref: TPO-0923-1998) There are many single protected trees along Poplar Lane. The Site's TPO tree is outside the Site's fenced rear garden on the western boundary. The existing patio is likely to provide a root barrier for this protected tree, and the existing timber fence will afford the stem some protection from proposed development too.

According to the Proposed Block Plan, the footprint of the proposed side extension is located on the footprint of the existing garage. The proposed development is outside the canopy and anticipated rooting area of the TPO tree on the Site and so will not unduly harm the amenity. The Proposed Block Plan shows the patio to remain as existing (and not expanded) which is acceptable. Any plans to increase the size of the patio would have to demonstrate that there would be no impact to the root protection area of protected tree. Additionally, the Proposed Block Plan shows an increased driveway/parking area with replacement shrub and lawn planting in the front garden, which is also acceptable. Finally, the Officer notes a timber gate as boundary treatment to the rear garden, which is acceptable.

In order to safeguard the protected tree from damage during construction, temporary fencing shall be erected along the top of the rear garden patio's small retaining wall and to remain in place during the time the development is being carried out. No construction materials are to be stored nor construction activities undertaken between the fence and the tree. Instead, the front driveway should be used as the staging area for construction works. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Conditions & Reasons (if required)			
Date:	28/04/2026	Signed:	L. Abbott