

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260834
Address:	43 Colemans Moor Road, Woodley, Wokingham, RG5 4DG.		
Proposal:	Householder application for the proposed erection of a part single storey, part two storey rear extension, alterations to existing roof height, plus changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 11 May 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

The Council's Tree and Landscape Officer has no objection to the proposed erection of a part single storey, part two storey rear extension, alterations to existing roof height, plus changes to fenestration. The location of the new extension is shown to be positioned at the rear of the site out of view from the public realm and on existing hard standing. The extension will not impact a line of evergreen trees along the eastern boundary of the rear garden which provide a visual screen and buffer between neighbouring properties. Additionally, the submitted *Proposed Plans & Elevations* drawing contains a Block Plan which indicates the existing hedge along the Site frontage with Colemans Moor Road is to be retained, which contributes to a verdant street scene and is in line with Policies CP3 and CC03 d (Ref: Greg Farraell Planning, Building Regulations & Structural Design, #02 Rev B, March 2026). The Officer would expect this vegetation to be retained and protected during the construction period. No construction materials are to be stored nor construction activities undertaken in proximity to the rear trees or front hedge. Instead, the front driveway, which is substantial, should be used as the staging area for construction works.

Conditions & Reasons (if required)

Date:	20/05/2026	Signed:	L. Abbott
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