

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260776
Address:	43 Commons Road, Wokingham, RG41 1JJ.		
Proposal:	Householder application for the proposed erection of a single storey side extension linking house to garage, insertion of 2no. Dormers to the first floor side elevations plus changes to fenestration.		
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

The Council's Tree and Landscape Officer has no objection to the proposed erection of a single storey side extension linking house to garage, insertion of 2no. Dormers to the first floor side elevations plus changes to fenestration.

There are three TPO trees located within the neighbouring property, 45 Commons Road, but immediately on the northern boundary / fence line of the Site. (Ref: T4, Oak; T5, Oak; and T6, Pine - TPO-1998-2025) All parts of a tree with a protection order are therefore protected. The existing garage and hardstanding within the Site and adjacent to T4 and T5 are likely to have created a root barrier preventing/discouraging root growth in the direction of the Site by those protected trees. The proposed development is an infill between the existing dwelling and the existing garage and is unlikely to be detrimental to the adjacent trees root zones. Therefore, no AIA or TPP is required.

INFORMATIVE:

In order to protect TPO boundary trees to the Site, an informal barrier such as a plastic or chestnut pale fence should be installed to create some kind of edge marked on the ground; this is to ensure that no vehicles park or construction

materials are stored on the areas of green verge close to these trees/root zones inside the Site. This fencing should not be removed until completion of construction.

Conditions & Reasons (if required)

Date:	22/04/2026	Signed:	L. Abbott
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