

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252667-Rev. A
Address:	Willow Tree House, St Annes Drive, Wokingham, RG40 1PB.		
Proposal:	Householder application for the proposed erection of single-storey front and rear extensions, raised roof and loft conversion.		
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

Following on from my previous comments 26.11.25, the applicant confirmed that the scaffolding required for the building work will extend 1.5m from the wall of the building, and there would be a gap of 500mm between the scaffold and T6 Oak canopy.

A revised and updated Arboricultural Impact Assessment – Rev. A 8.12.25 was submitted that clearly showed the position of the scaffolding on the plan in relation to the closest trees, specifically a distance of 500mm from the canopy of tree T6.

As a condition I require tree protection information by way of an Arboricultural Method Statement including tree protection information see wording below;

CL7 Protection of trees

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority.
- b) No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the

Approved Scheme). No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Conditions & Reasons (if required)			
Date:	10.12.25	Signed:	BRC