

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260605
Address:	Hennerton House, Hennerton, Wargrave, Wokingham, RG10 8PD.		
Proposal:	Householder application for the proposed erection of an outbuilding following demolition of existing outbuilding.		
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

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed erection of an outbuilding following demolition of existing outbuilding.

The Site is located near the village and civil parish of Wargrave within an isolated wooded location in designated Countryside. The Site straddles two landscape character areas of the 2019 Landscape Character Assessment: with the western side of the Site within the Remenham Wooded Chalk Slopes and eastern side within the Wargrave-Twyford Arable Chalk Lowlands, which is where the existing garden shed and proposed Site for the new garden shed are located. From aerial views, the general character of the Site appears to be heavily wooded with some open lawns and more formal gardens closer to the house. The existing garden shed is screened by existing trees. The entire Site is designated as a Protected Woodland W2, which is defined in the 1951 document as *"an area of woodland, mainly young hardwoods, forming part of the Hamilton House Estate, in the Parish of Wargrave, extending north from a point on the eastern sides of the Wargrave-Henley Road (A321) near the Quarry on that road."* (Ref: TPO-0002-1951, p.27)

The proposal is to replace existing failing gardening sheds/outbuildings with updated outbuildings, maintaining the function and in generally the same location. The Applicant has provided a number of supporting documents and responded in detail

to further questions about tree protection and construction methods within the TPO Woodland space. An Arboricultural Report and Tree Protection Plan by David Randall Tree Consultancy has been provided with the application which indicates how the trees will be protected during construction. (Ref: March 2026) Although there is some encroachment into the RPAs from the proposal, the replacement shed will sit on top of the foundation of the existing shed and only a very limited encroachment into the RPAs of the adjacent protected trees will occur. This is unlikely to cause significant harm to these trees. Additional information about the proposed foundation and construction methods of the proposed development have been provided and the Officer finds this information acceptable.

Finally, as a condition, the existing trees must be protected during construction as per the submitted AIA, AMS and Tree Constraints and Protection Plan drawing. (Ref: David Randall Tree Consultancy, March 2026)

Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the Arboricultural Impact Assessment and Tree Constraints and Protection Plan by David Randall Tree Consultancy and dated March 2026 (hereinafter referred to as the Approved Scheme).
- b. 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.

Date:	13/05/2026	Signed:	L. Abbott
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