

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260992
Address:	The Coach House, Chapel Green, Wokingham, RG40 3EP.		
Proposal:	Householder application for the proposed erection of a single storey side extension with porch canopy roof.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 6 July 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 side extension with porch.

The Officer visited the Site on 6 July 2026 and observed foundations have already been dug for the side extension and porch pillars. The Officer also observed a rear extension under construction, which is not part of this planning application.

The Site is currently located in land designated as countryside. Although this designation may change as land nearby is approved for a housing estate. Nevertheless, the Officer agrees that the proposed development – a boot room—is an appropriate development for country living.

The Site contains several unprotected mature trees along its eastern boundary including what appears to be a healthy mature Raywood Ash adjacent to the location of the proposed side extension. A large low-hanging lateral limb overhangs the area of the proposed extension and porch. The Officer thinks there may be conflict between this limb and the height of the 4m ridgeline of the proposed extension, which will limit the tree's future growth and may lead to pruning. Additionally, the limb overhangs the area where the foundations have been dug, which suggests the tree's Root Protection Area (RPA) may be impacted by the foundations. Furthermore, the RPA of this tree is likely to have been impacted by other

interventions such as the access points for the leaching field/cess pit located under the grassy lawn between the tree and the proposed side extension and a small patio associated with a nearby shed to the north. BS 3857 Section 3 Proximity of structures to trees contains the following paragraph at 5.3.2:

5.3.2 *The cumulative effects of incursions into the RPA, e.g. from excavation for utility apparatus, are damaging and should be avoided. Where there is evidence that a tree has been previously subjected to damage by construction activity, this should be taken into account when considering the acceptability of further activity within the RPA (p. 13)*

No arboricultural information has been submitted with the application as is required when trees are near and/or could be impacted by development. Unfortunately, the damage to the roots of the Ash is likely to have already occurred with the digging of the side extension and porch foundations. Given this, the Officer doesn't not object to the proposed development.

Conditions & Reasons (if required)			
Date:	09/07/2026	Signed:	L. Abbott