

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252616
Address:	5 Woodlands Avenue, Woodley, Wokingham, RG5 3HN.		
Proposal:	Householder application for the proposed erection of part ground floor, part first floor and single-storey rear extension, single- storey outbuilding, loft conversion creating habitable accommodation including 2no. roof formers, changes to fenestration, 6no. rooflights and 1no. sun-pipe.		
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

Revised plans have now been submitted indicating the amended location of the outbuilding as shown on the Location Plan and Block Plan (199/001 A). This now indicates the location of the proposed outbuilding is closer to the dwelling and outside the root protection area of the TPO Oak tree.

Further details of the outbuilding are provided on the Proposed Office/Gym Outbuilding drawing (199/011 A) which also shows the where the outbuilding is in relation to the proposed rear extension and new patio extent. I now have no objection to this application and revised location of the outbuilding.

The Arboricultural Report will need to be amended accordingly and a tree protection plan submitted showing the revised location of the tree protection fencing to ensure the RPA is protected during the construction period. This can either be provided through this application or a condition requiring this to be submitted and approved prior to works starting on site.

Conditions & Reasons (if required)

Standard condition CL7 – Protection of trees.

Date:	16 th January 2026	Signed:	C. Brimble
--------------	-------------------------------	----------------	------------

