

MEMORANDUM

From:	Lindsey Abbott Landscape Consultant		
Service	WBC Landscape and Trees	App No:	252829
Address:	5 Sonning Gate, Sonning, Wokingham, RG4 6GQ.		
Proposal:	Householder application for the proposed erection of a single storey infill front extension and a single storey rear extension along with changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 09.12.2025		

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

I have no objection to the proposed extensions and adaptations to the dwelling, if conditions below are met.

The Site is located in a leafy residential estate of single-family dwellings in Sonning, Wokingham. Dwellings are set back from the main road (Pound Lane) and access road (Sonning Gate) and enjoy privacy created through hedging and fencing. The Site is currently a two storey brick and Tudor-revival single-family dwelling with an attached double garage to the southwest of the dwelling.

There is one protected tree within the front garden of the Site, TPO-1048-2003 Cherry (*Prunus* Sp.). The infill front extension to the porch “does not bring the line of the built form any further forward,” according to an email from the applicant’s agent, so should have no impact on the tree with the TPO. As viewed during a 9th December 2025 site visit, a construction vehicle and materials for possible interior remodelling occupied the front garden. Construction staging should stay well away from the RPA of the TPO tree and other trees in the front and rear gardens. Temporary protective fencing should also be provided during construction for trees at the front of the house, as per BS 5827.

The trees in the dwelling’s rear garden also contribute to the verdant character of the Sonning Gate estate. The rear extension does not appear to impact these trees,

as per an email from the applicant's agent, which states: "None of the trees present to the rear of the property are TPO'd or within felling distance of the proposed modest single story extension which itself only project 1.9m further than the existing bay window and within an area already laid to patio." However more information about the proximity between the mature-to-semi-mature tree in the centre of the rear garden and the rear extension is required.

As a condition – I would like to see a site plan which shows the location and size of the mature tree in the centre of the rear garden in relation to the proposed rear extension. The applicant should include the intent for this tree (retain or remove), as required by Local Plan Policy CC03. If the applicant intends to retain the tree, then I suggest temporary fencing is provided between the tree and the proposed extension so as not to cause further ground compaction by construction processes or material storage.

I recommend approval of this planning application with condition CL6 and CC03.

Conditions & Reasons (if required)			
CL6; CC03			
Date:	16/12/2025	Signed:	L. Abbott