

MEMORANDUM

From:	Lindsey Abbott Landscape Consultant		
Service	WBC Landscape and Trees	App No:	252828
Address:	2 Cedar Close, Wokingham, RG40 1EA.		
Proposal:	Householder application for the proposed erection of a single-storey rear extension, an extension to the existing garage, a first-floor extension above the garage with a side balcony, a rear balcony above the ground-floor rear extension, and a new front porch.		
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 front and rear extensions and adaptations to main building and extension to existing garage, subject to conditions below.

The Site is a single family dwelling within a residential neighbourhood just outside (to north of) the Wokingham Town Centre Character Area. There is a precedent for extensions and adaptations among dwellings along this residential street. The new additions to do not appear to expand the dwelling's footprint and the addition of the pitched roof over the first-floor extension above the existing garage serve to streamline the front and rear façade of the dwelling.

There is one protected tree located within the Site's rear garden to the east of the dwelling; it is identified as TPO-1063-2004 Lime (*Tilia x europaea*). There is no proposed development on the east side of the existing main building dwelling, where the tree is located. Construction works are not likely to impact the root protection area of this protected tree.

I have no objection to the proposed front and rear extensions and adaptations to main building and extension to existing garage, subject to conditions below:

Conditions & Reasons (if required)

- I am highlighting in an informative manner that TPO-1063-2004 Lime (*Tilia x europaea*) is located within the eastern side of the Site. Although this protected tree is unlikely to be impacted by the proposed development, any construction vehicles and materials will need to be kept to the existing drive and the western side of the site.
- Recommendations from the ecologist with regard to bats and birds are to be heeded.

Date:	16/12/2025	Signed:	L. Abbott
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