

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260444
Address:	289 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS.		
Proposal:	Householder application for the proposed erection of a two storey side extension, a first floor rear extension, a single storey rear extension along with changes to fenestration to include roof lights following demolition of existing attached garage and utility room.		
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

The Council's Tree and Landscape Officer has no objection to the proposed changes to the roofline and cladding material presented in the supporting documentation submitted with this application. The Site has already had side and rear extensions and adaptations to fenestration following demolition of existing garage approved under application 251746. Despite the proximity to protected woodland TPO-1963-2024 and potential harm to RPA and lateral branches of nearby Oaks identified in Tree Survey and AIA report and drawing, the planning officer for application 251746 has previously agreed to the location and increased footprint of the various extension. (Ref: GHA Trees Arboricultural Consultancy, 01/10/2025, GHA/DS/160994:25)

The Tree Report and AIA was re-submitted with this application 260444 however the tree protection measures and method statement are preliminary and do not include a Tree Protection Plan that illustrates where tree protection fencing and ground protection (and any other tree protection mitigation measures) will be located. In the Landscape Consultation response dated 12 September 2025 by the Officer's colleague Brigitte Crafer, such a plan is requested:

“Should the scheme proceed I require more information regarding the protection of the canopy of T2 during construction. I also require an Arboricultural Method Statement and Tree Protection Plan.”

The Officer will need the applicant to submit that plan, adhering to it and the tree protection measures described in the AIA. The applicant will also need to ensure that the root protection areas of the proximate trees are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive.

Conditions & Reasons (if required)

Date:	12/03/2026	Signed:	L. Abbott
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