

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261611
Address:	4 Windermere Close, Winnersh, Wokingham, RG41 5XW.		
Proposal:	Householder application for the enlargement of fencing to 2.32m in height. (Retrospective)		
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

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed enlargement of fencing to 2.32m in height. (Retrospective)

The Site is in a residential estate setting within the Winnersh civil parish. Other detached dwellings or residential roads surround the Site except along its southern boundary where a public right of way (PROW) WINN13 connects Robin Hood Lane with Robin Hood Way. Vegetation along this footpath has been removed to allow for the installation of the fence enlargement; this vegetation was outside the applicant's Site boundary and not within their ownership. Replacement planting will need to be provided to help screen the increased height of the fence from the PROW in accordance with policy CC03. From the Planning Officer's Site photographs taken on 3 August 2026, some planting has been installed, however it is unclear what this planting is and its suitability to the location. As a condition, this Officer would like a landscape plan to be submitted. The Landscape plan should indicate the plants that have already been planted, which may be deemed acceptable (once received), or that additional planting will be necessary. The Landscape Plan should specify retained, removed, and/or replaced plants along the fence line and PROW and include species, planting sizes, spacing and numbers of trees/shrubs/vines in a plant schedule.

Conditions & Reasons (if required)			
<u>Landscape Condition</u> CL4 Landscape Details (small site) <u>Landscaping</u> Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.			
Date:	14/08/2026	Signed:	L. Abbott