

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251227
Address:	282 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT.		
Proposal:	Householder application for the proposed raising and modification of the roof to create additional first floor accommodation forming a hip to gable extension with 3no. dormers, installation of roof lights and 12no. solar panels along with changes to fenestration following demolition of existing side extension and attached garage.		
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

There are no TPO trees within of adjacent to the site boundaries, however there is a mature hedgerow growing adjacent to Nine Mile Ride which is designated as a Green Route. The application form indicates that no hedgerows are to be removed as part of this application and therefore it will need to be indicated on the Site Plan as being retained as the hedgerow contributes to the verdant character of the Green Route (Local Plan Policy CC03).

If the application is approved please include amended vegetation retention condition detailed below.

Conditions & Reasons (if required)

Retention of trees and shrubs

No retained hedgerow as shown on the site plan shall be cut down, uprooted or destroyed. If within a period of five years from the date of the planting of any hedgerow that hedgerow, or any hedgerow planted in replacement for it, is removed, uprooted or destroyed or dies, another hedgerow of the same species and size as

that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Date:	4 th August 2025	Signed:	C. Brimble
--------------	-----------------------------	----------------	------------