

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252349
Address:	7 Buckhurst Grove, Wokingham, RG40 2JR.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a porch and a single storey rear extension, plus modifications to the roof, installation of a rear dormer with Juliet balcony and changes to fenestration.		
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

The Oak tree in the rear garden is protected by a TPO (4/1960).

The application is accompanied by an Arboricultural Impact Assessment and Method Statement by All Arboriculture and dated 17th October 2025. The Tree Protection Plan within this document indicates that the proposed footprint of the rear extension is sufficient distance from the protected tree not to cause any harm to that tree.

I have no objection to the proposed extensions (front and rear) and recommend an amended tree protection condition is included, see below, to comply with the recommendations in the arboricultural report.

Conditions & Reasons (if required)

CL7 - Protection of trees (amended)

a) No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment and Method Statement by All Arboriculture dated 17th October 2025 and associated Tree Protection Plan (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	6 th November 2025	Signed:	C. Brimble
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