

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252621
Address:	70 Reading Road, Wokingham, Wokingham, RG41 1EL.		
Proposal:	Householder application for the proposed erection of a front canopy roof, part single-storey and part two-storey rear and side extension with balcony, installation of solar panels and changes to fenestration, alongside the erection of a detached garage and access ramp, following the demolition of the existing porch and lean-to.		
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 site is located along Wokingham Road which is a Green Route. There is an Oak tree on site that is protected by TPO1325/2009.

A BS5837:2012 Arboricultural Report including Arboricultural Survey, Impact Assessment and Method Statement is submitted with the application.

There is relatively good tree screening on site to the front of the property and although some of the Ash trees are affected by Ash Dieback, as many of these affected trees will be retained as possible, and new trees planted to replace these trees when they are no longer viable. There are 3 trees earmarked for removal all 'C' quality; T002 Cherry, T019 and T020 Ash.

A separate garage is proposed within the northern corner of the site and associated areas of hard landscaping are proposed some of which extends into the RPA of T017 Ash, T018 Hazel. The incursion into T017 is beyond the acceptable 20% but this will be managed with a specialist foundation design that will limit ground disturbance and potential harm to the tree. The driveway to the garage is proposed to be 'No Dig'.

I have no objection to the proposals, and the tree protection methods are acceptable and I require no other information other than a design for a specialist foundation to be designed by Structural Engineer and the Arboriculturalist. If the design layout changes we may need updated information.

Conditions & Reasons (if required)

Foundation design – Condition

Foundation design

No development or other operations shall take place until a pile and beam foundation design for the rear extension hereby permitted has been submitted to and approved in writing by the local planning authority for approval. The extension is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Construction within the root protection area

No development or other operations shall take place until engineer-designed specifications and drawings for the new structures, hard surfacing and hard landscaping within the root protection area of the retained trees hereby permitted has been submitted to and approved in writing by the local planning authority for approval. The new structures, hard surfacing and hard landscaping are to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:

27.11.25

Signed:

BRCC