

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260438
Address:	Heathlands Cottage, Heathlands Road, Wokingham, RG40 3AY.		
Proposal:	Householder application for the proposed erection of a double car port.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 13/03/2026		

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 Landscape and Tree Officer has no objections to the proposed extension of a double detached car port (retrospective; it has been built). During a Site visit conducted on 13th March 2026, the Officer observed the built car port and has included photos below.

This Site is located within two large, protected areas, Ref: TPO-0442-1989 and TPO-1969-2024 and characterised by a variety of protected trees which form a significant green backdrop to the newly built, single detached dwelling (approved by application 240442). These protected trees contribute to the wooded character of Heathland Road, which intersects nearby with Hatch Ride, which is also Greenway Route Extension D. (CS 18 / 19 / 20 / 21)

The Officer has reviewed the supporting documentation submitted with this application; in particular, the Arboricultural Report, which includes a tree survey, impact assessment, method statement and tree protection plan (Mark Welby Consulting Arborist, Arboricultural Report, MW.2301.HRW.CP.AIA, 18 February 2026) This document states in section 4.2. *"No trees need to be removed to facilitate this proposal."* (p. 4) However, two trees T02 and T04 are indicated for removal in the legend of the Tree Protection Plan located at the end of the report but the tree chart located in the upper left corner of this drawing suggests that these two trees

would only be “*cut back to clear new car port by 2m.*” (Ref: Mark Welby, MW.2301.HRDC.TPP.RevB, 28 February 2023) It is a little unclear what has occurred because when the Officer spoke to the on-site construction manager (Richard) on 13 October 2026, he said the applicant had received permission from the Council to remove protected trees. The decision notice for application 240442 could not be found on NEC at this time, so the Officer is unsure whether permissions were granted within that approval letter to allow for tree works to the protected tree. The car port has been built on the location of a former garage and within the RPA of four additional protected trees. A small retention wall around part of the car port and within the RPAs was observed. Unfortunately, the Officer cannot find any TPO Tree Works Applications or Five Day Notices within our system for this Site.

As a condition of this planning application, if it is determined that a protected tree has been felled, then the Officer requests one replacement tree of the same species (or another species to be agreed with the Borough Council in writing prior to purchase and planting by the owner) with a minimum height of 2.5m. This replacement tree should be located near the location of the felled protected tree or within the Site (given the size and existing wooded nature of the parcel). The applicant should indicate the species (preferably native) and location of these two trees within a simple site or landscape plan, to be approved by the Council. (CL6)

Conditions & Reasons (if required)			
CL6 - RETENTION OF EXISTING TREES/SHRUBS/HEDGES			
Date:	17/03/2026	Signed:	L. Abbott









