

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260640
Address:	Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR.		
Proposal:	Householder application for proposed erection of single storey rear extension with balcony and side balcony with erection of side dormer with juliet balcony, no.6 velux windows and changes to fenestration.		
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 the condition below, the Council's Tree and Landscape Officer has no objection to the proposed erection of single storey rear extension with balcony and side balcony with erection of side dormer with juliet balcony, no.6 velux windows and changes to fenestration.

The Site is in Countryside and subject to Tree Preservation Order (TPO) 317/1986, W1, on all Corsican pine, Scots pine and birch of whatever age. The northeast corner of the site is within the listed building buffer zone of grade II listed Kings Lodge. The site can be viewed from the Green Routes of Nine Mile Ride and Lower Wokingham Road. The public byway FINC27 runs along Hollybush Ride to the south of the Site. (CC03)

In addition to the supporting documentation submitted with the application and site photographs, the Officer also reviewed previous applications 242669 and 250223 to understand recent planning history of the Site.

The proposed development is unlikely to impact protected trees on Site as long as tree protection mitigation measures are followed during construction. Tree

protection information has been provided on page 8 of the submitted Arboricultural Impact Assessment and illustrated in a Tree Protection Plan, which protects important trees during the construction stage. (Ref: GHA Trees Arboricultural Consultancy, AIA GHA/DS/122460:25, 11 February 2026 and GHA Trees Arboricultural Consultancy, Tree Protection Plan, March 2025) The Officer has included a condition to ensure the precautions are followed.

Conditions & Reasons (if required)

CL7: PROTECTION OF EXISTING TREES etc.(small sites). Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the Arboricultural Impact Assessment by GHA Trees Arboricultural Consultancy and dated 11th February 2025 (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:	16/04/2026	Signed:	L. Abbott
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