

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260728
Address:	The House In The Trees, Maiden Erlegh Drive, Earley, Wokingham, RG6 7HP.		
Proposal:	Householder application for proposed erection of a part single, part two storey front/side extension, a rear dormer to include a Juliet balcony along with changes to fenestration and chimney removal.		
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 conditions below, the Council's Tree and Landscape Officer has no objection to the proposed erection of a part single, part two storey front/side extension, a rear dormer to include a Juliet balcony along with changes to fenestration and chimney removal.

In addition to the submitted supporting documentation, the Officer has also reviewed the landscape response to pre-application 252078 for background information.

The Site is accessed at the junction of Maiden Erlegh Drive and Wokingham Road, a Green Route as per the Policies Map. The access drive/front garden is populated with many mature trees, 17 in total protected by TPO 0354-1990 and TPO 1966/2024. The species are native and include Yew, Oak, Hornbeam, Horse Chestnut, and Holly. There are other trees that line the boundary between the site and its neighbour to the west 354 Wokingham Road. The trees provide both the name of the dwelling and the character of the site which also contributes to the Green Route.

The proposed extension will extend to the north and west (front and side respectively) of the existing building and while there are no protected trees in those locations, some existing trees along the west boundary will need to be removed. According to the AIA and Tree Protection Plan, trees for removal are identified as category C trees and include H001 and T16 for removal and T15 Hazel to be coppiced at ground level. (Ref: Duckworths Arboricultural Ltd., AIA/AMS 06855 / 2026, January 2026)

As a condition, the AIA and tree protection plan also provide mitigation measures to protect trees on Site during construction and these should be adhered to.

Additionally, the Officer would like to understand the intentions for the soft and hard landscaping in the front, side, and rear garden near the proposed extension. As a condition, a Landscape Plan should be submitted and include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule
- Hard landscaping changes such paths and patio that may be associated within the new entrances to the building side and any extension of the driveway and car parking area
- Retained and proposed perimeter boundary treatment (where hedge will be removed)

(CP3, CC03, TB06, TB21)

Conditions & Reasons (if required)

CL4 – SIMPLE LANDSCAPE PLAN

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 Duckworths Arboricultural Ltd. and dated January 2026 (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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