

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260711
Address:	433 Wokingham Road, Earley, Wokingham, RG6 7EL.		
Proposal:	Householder application for proposed 2 storey front extension to facilitate bay window installation, a second story front extension, a part single part 2 story rear extension with rooflights, garage conversion into habitable accommodation, roof replacement and an ancillary outbuilding to facilitate disability needs.		
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 below condition, the Council's Tree and Landscape Officer has no objection to the proposed 2 storey front extension to facilitate bay window installation, a second story front extension, a part single part 2 story rear extension with rooflights, garage conversion into habitable accommodation, roof replacement and an ancillary outbuilding to facilitate disability needs

The Site is located along Wokingham Road in a dense residential area of the civil parish of Earley. Wokingham Road has been designated as a Green Route Enhancement Area. According to the Local Plan, Green Route Enhancement Areas "are stretches of road that have the potential to be green routes, particularly sections running between existing green routes." (p. 174) Policy CC03: Green Infrastructure, Trees and Landscaping, 2 d. of the Local Plan states development proposals should "protect and retain existing trees, hedges and other landscape features." (p. 9) A Google Streetview photo of the front garden of the Site taken in July 2025 shows substantial vegetation. However, photographs taken by the Planning Officer (presumably earlier this month?) show all that vegetation removed. This contravenes Local Plan policy and will need to be replaced. As a condition, the Officer would like to see replacement planting to the front of the Site to comply with

Local Plan policy CC03. This requires an appropriate landscape scheme (CL4) which in this case will need to respond to the character of the adjacent Green Route. The Officer would like to see the following in the Landscape Plan, which may assist the Highways consultee with his/her 10 April 2026 queries about parking spaces:

- Location, proposed species, planting sizes, spacing and numbers of the replacement tree/shrub planting along Wokingham Road
- Retained, removed, and/or new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule that may be included in the front garden
- Hard landscaping changes in the front garden to the driveway, car parking area, path to dwelling's front entrance

(CL4)

As for other landscape and tree matters, the Officer notes a protected area of trees -- TPO Number: 462/1989 -- along the Site's northern boundary in the rear garden. After consultation with several Tree & Landscape team colleagues, it has been determined through Google Earth Pro aerial time lapse photography that trees in this location were planted after 1989 when the TPO was designated. Thus the TPO does not cover the trees that were removed in this location in the rear garden. Furthermore, the silver birch tree located between the northern boundary fence and the dwelling 29 Little Horse Close (but whose roots are likely to enter the Site's rear garden) has also been determined as not protected by the TPO. Therefore, the proposed outbuilding is determined not to impact the tree from a protected status perspective (although foundation digging for the outbuilding may possibly impact the roots).

Conditions & Reasons (if required)

CL4 - LANDSCAPING DETAILS (small scale)

Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Date:	21/04/2026	Signed:	L. Abbott
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