

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251371
Address:	17 Holmewood Close, Wokingham, Wokingham, RG41 4AS.		
Proposal:	Householder application for the proposed erection of single storey extension, changes to fenestration and change of exterior appearance.		
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

Further to my colleague's response dated 18th June 2025, an Arboricultural Impact Assessment by GHA Trees dated 11th August 2025 with an associated constraints plan has been provided to assess the impact on the adjacent offsite trees. Our records show that there is a Tree Preservation Order (TPO) 513/1989, on the adjacent land which relates to one tree, a sycamore (T4), however this tree has not been identified as part of the AIA.

The information indicates the proposed side extension will come within the root protection areas (RPA) for the adjacent Oak (T1) and encroaches very slightly into the RPA of the adjacent Beech (T2).

I have no concerns regarding the information provided in the AIA. With a combination of tree protection fencing and ground protection during the construction works along with specialist pile and beam foundations as discussed in the AIA, there shouldn't be significant harm to the trees.

I suggest a tree protection condition is included in any consent requiring an Arboricultural Method Statement and Tree Protection plan which will need to indicate the location of the tree protection fencing and ground protection areas. Plus a condition relating to the specialist foundations.

Conditions & Reasons (if required)			
Standard condition: <u>CL7 – Protection of trees</u> <u>Foundation design</u> No development or other operations shall take place until a pile and beam foundation design by a structural engineer for the side 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. <i>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</i>			
Date:	18 th August 2025	Signed:	C. Brimble