

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	252930
Address:	10 Shepherds Avenue, Earley, Wokingham, RG6 1AY.		
Proposal:	Householder application for the proposed erection of a single storey front extension creating porch area with a disabled access ramp plus single storey side rear extension following conversion of existing garage to create habitable accommodation.		
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 below, the Council's Tree and Landscape Officer has no objection to the proposed erection of a single storey front extension creating porch area with a disabled access ramp plus single storey side rear extension following conversion of existing garage to create habitable accommodation.

Located within the town and civil parish of Earley, the Site is located on land designated as a Major Development Location (CP9, CC01). It is on a residential cul-de-sac between a busy portion of the London Road (a Green Route) and the London Waterloo to Reading train line, only buffered from the railway by a protected woodland of Oak, Ash, Sycamore, Field Maple (Ref:TPO-0777-1996) along the Site's northern boundary.

The Officer has reviewed an Arboricultural Development Report submitted with the application on 16/03/2026. (Ref: Steve Wood, Wood's Tree Consultancy Ltd, 16/03/2026). The report does not anticipate any "possible influence from the proposed alteration on the surveyed trees." (p.2) The report identifies the RPAs of the trees located within the protected woodland as varying from 3.6m to 7.21 radii. The proposed footprint of the side and rear extension will not be located in the RPA

however, tree protection mitigation measures must be adhered to as described in the report and in Tree Protection Plan, drawing number WTC/10 Shepherds Ave /TPP/002. The Officer suggests an amendment to the standard condition as detailed below.

From the Site visit conducted on 13 March 2026, the Officer notes as an informative to the Planning Officer that the protected woodland TPO was littered with detritus, which will need to be removed immediately to rectify the harm to protected trees, RPAs and the woodland floor, which are all protected under a woodland TPO. The agent, who met the Officer on-site to provide access to the rear garden for the Site Visit, explained the various structures were installed by the previous owners; these items include a tree house, batting cage-type net structure, and lean-to with various building materials. Potentially temporary in nature, chain link fencing, approximately 1m in height, has been attached to the concrete posts with plastic ties and installed between the Site's rear garden and the TPO woodland.

The Officer has reviewed the Brief Design Statement, submitted with the application (Ref: DS.25.02.01) and notes Boundary Treatments and Landscaping are described as follows in Section 7.1 on page 4.

'All boundary treatments are well established and afford a high level of screening to the existing property as well as the new extension. They include a mix of hedges, panel and / or chicken wire fencing with vegetation, up to 2 m height. Generally the proposal is designed to be in keeping with the majesty of the site and an aesthetic appeal for view. Only nominal lawn area within the extension footprint is affected, otherwise all major greenery shall be retained intact.'

The curtilage of the residential garden space should be defined by a new boundary fence to prevent damage as described above and reduce impact to the woodland TPO by delineating the uses. This should be shown on a simple site or landscape plan.

The Officer would also like to understand the intentions for the boundary treatment between the front and rear gardens and how they might or might not integrate a path from the proposed front porch and access ramp area to the rear garden. Again, a simple site or landscape plan could illustrate the location of any retained, replaced or new boundary treatment and path. The boundary treatment should maintain the character of the residential street, which seems to be predominantly timber fencing and some hedging, as well as provide secure boundary for the residential property. (CC01, RB12)

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 Development Report by

Wood's Tree Consultancy Ltd. and dated 16th March 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

CC1 – Boundary Treatments

Date:	18/03/2026	Signed:	L. Abbott
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