
MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer	
Service	WBC Landscape and Trees	App No: 261904
Address:	11 Hart Dyke Close, Wokingham, RG41 2HQ.	
Proposal:	Full application for the proposed change of use of amenity land to residential garden including erection of new boundary wall, plus erection of a single storey rear extension following demolition of the existing rear conservatory and bay window.	
Type of Development:	Other Change of Use	
Site Visit Made:	No	

Summary Of Recommendations

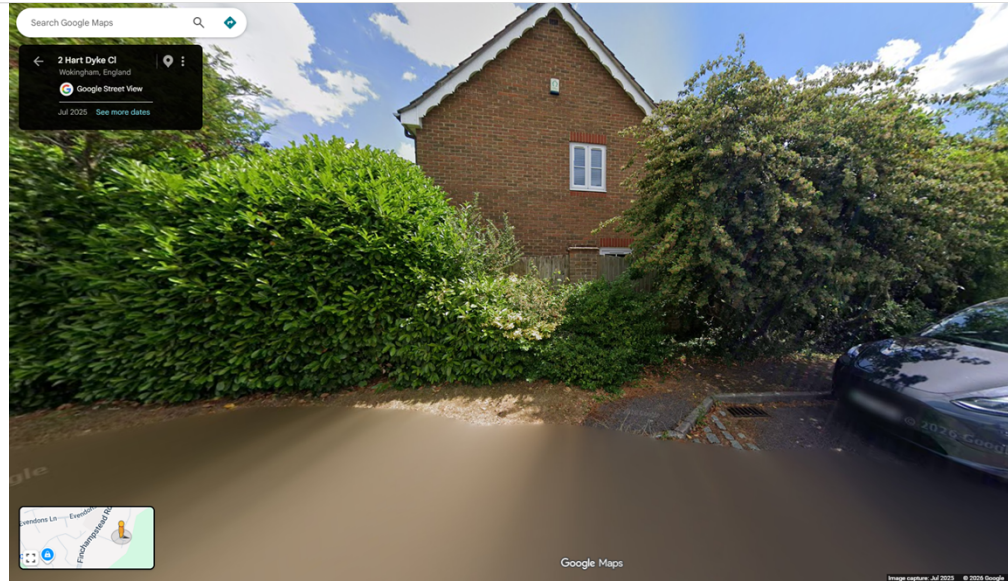
- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the (very small) proposed change of amenity land to residential garden including erection of a new boundary wall and rear extension.

The Site is in a residential area of Eastheath, Wokingham. There are **no** protected trees within the Site or in immediately adjacent properties. There are trees and hedges of value that contribute to the verdant local character. Care should be taken during the construction stage to ensure established vegetation is not damaged.

Additionally, the Officer would like to understand about the proposed new boundary wall. It is unclear from the *Proposed Plans, Elevations & Site Plan – Sheet 2* drawing what the materials will be for this proposed wall and if the whole existing boundary wall will be removed and replaced or just a portion of it. (Ref: Award Design, AD5180 Rev E, 12/08/2026) Part of the boundary wall can be seen through the existing shrubbery and hedges, as seen in the photos from Google Streetview below. As a condition or as part of this application, the Officer would like more detail about the boundary wall provided.



July 2025

Conditions & Reasons (if required)

CC1 – BOUNDARY TREATMENT

CC1 Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Date:	15/09/2026	Signed:	L. Abbott
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