
MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer	
Service	WBC Landscape and Trees	App No: 261776
Address:	36 Oxford Road, Wokingham, RG41 2XZ.	
Proposal:	Householder application for the proposed erection of a single storey front extension with canopy roof plus changes to fenestration.	
Type of Development:	Other Householder	
Site Visit Made:	No	

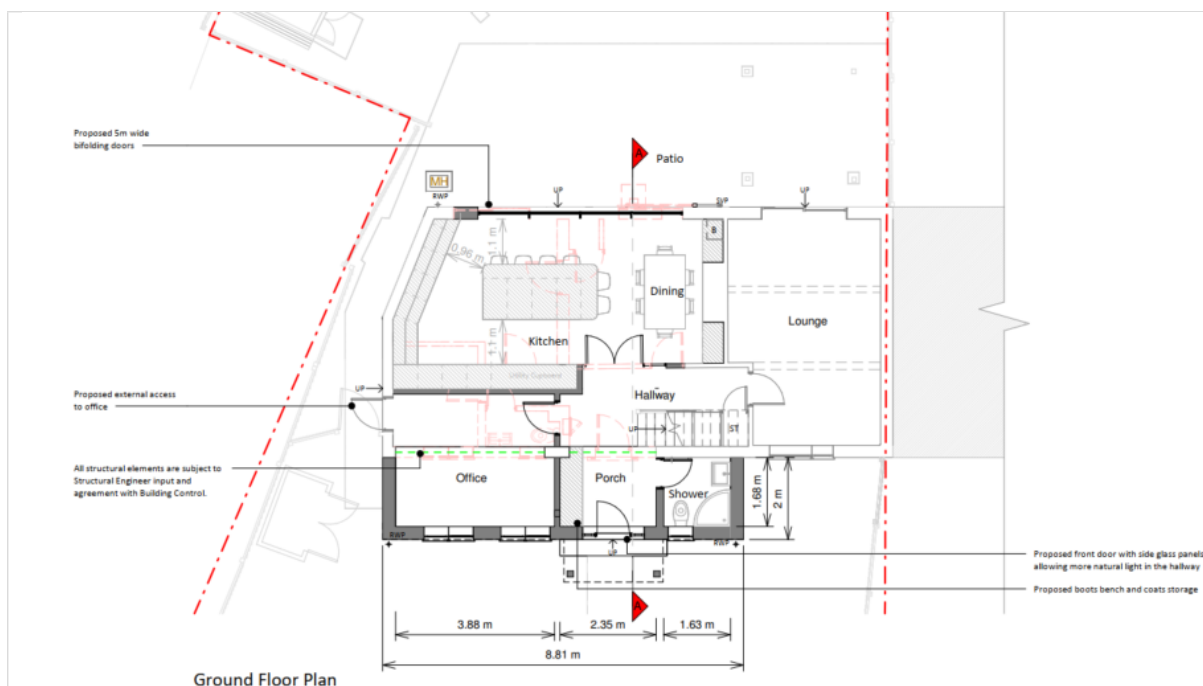
Summary Of Recommendations

- ☐ 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 conditions, the Council's Tree and Landscape Officer has no objection to the proposed erection of a single storey front extension.

The Officer has read the previously approved application 250622 dated 9 May 2025 and notes that approval was granted for a 2m-deep and 8.81m long front extension with additional porch that would encroach into the RPA of a protected 'Notable' English Oak tree (Ref: TPO-1687-2019; WDVTA #2,649; Woodland Trust 'Notable' Tree ID# 46273). This application was approved with photos that suggested the front garden was a combination of hardstanding driveway and soft landscaping lawn. See photos.



Previously proposed development for application 250622
(Ref: RESI, Planning Drawings # B244096-3100 Rev A, March 2025)



Resi Site Photos (no date; circa 2024-25)

Site visit photos (below) taken by Planning Officer Rowan Reynolds on 6th May 2025 show new hard surfacing over most of the front garden with both flush and raised kerbs set against small planting beds that contain the protected tree and other vegetation. The increased hard surfacing and kerbs have likely already harmed the protected tree, reducing its access to oxygen and water and potentially damaged roots. This surfacing, however, appears to have been in place when the previous application was decided, so a precedent has been set. The Landscape and Tree Officer has considered the cumulative impact on the protected tree and again believes harm to the tree is very likely from the reduction in soft landscaping area,

the new hard surfacing, and the proposed front extension and porch foundations into its RPA. To this end, the Officer will need the following drawings updated to show current Site conditions:

- Parking Provision Plan (Ref: RESI, B244096-3001 Rev A, July 2026). This drawing does **not** show current hard surfacing car park or correct soft landscaping areas with trees.
- Tree Protection Plan (Ref: ROAVR, 26_5837_08_78 Rev A, 18/08/2026). This drawing should be updated with current Site conditions including correct hardsurfacing/driveway/car park area and soft landscaping area.
- Arborocultural Impact Statement with appended Arboricultural Method Statement (Ref: ROAVR, 26_5837_08_78 Rev A, 18/08/2026). Does the arboriculturalist think any additional mitigation measures should be added to the Arboricultural Method Statement to compensate for the hard surfacing area?





Conditions & Reasons (if required)

CL6 - RETENTION OF EXISTING TREES/SHRUBS/HEDGES

Retention of trees

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

Protection of trees

a) No development or other operation shall commence on site until a Tree Protection Plan which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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:	15/09/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------