

MEMORANDUM

From:	Lindsey Abbott Tree & landscape Officer	To (Case Officer):	Rowan Reynolds
Service	WBC Landscape and Trees	App No:	252167
Address:	11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD.		
Type of Development:	Minor All other developments		
Proposal:	Full application for the proposed material change of use from amenity land to residential to facilitate the erection a single storey side/rear extension with installation of roof lights and erection of outbuilding, plus the conversion of the garage and a single storey extension to the side and rear of the garage (part retrospective).		
Site Visit Made:	Yes – 09/12/2025		

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 condition, the Council's Tree and Landscape Officer has no objection to the proposed side/rear extension plus other changes made to the garage and side extension retrospectively.

The Officer has reviewed the submitted documents, especially amended *Proposed Ground Floor Plan* drawing (Ref: Arcvhytas, AL 01695-04-Rev E, 02 June 2025). The Officer would like to understand the soft and hard landscape intentions for the front, side, and rear gardens. As a condition, a Landscape Plan should be submitted (or this information can be added via labels, legend, dimensions, spot elevations etc, to the *Proposed Ground Floor Plan*) and include:

- **Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule.**
 - Front Garden – “*Existing Planting area to be reinstated with original plants*” in front of the dwelling. The Officer would like to understand what this means, both for the planting bed immediately in front of the dwelling and any proposed lawn. As of a site visit in Dec 2025, the

front garden was comprised of gravel, tarmac and some lawn as seen in the photo below. What will the gravel become once the extension is built?



- Side Garden – The Officer supports the addition of native hedge plant material along the western perimeter of the Site, included in the *Proposed Ground Floor Plan* drawing. For planting from now and until October, the Officer would like to see pot grown plants 60-90cm high and three (3) per linear metre. Smaller plants are more likely to establish in this confined location and three plants per linear metre will be more substantial visually in the creation of a hedge. If the planting occurs during the dormant season (October through March), bare root trees are encouraged for installation.
- **Hard landscaping changes** such paths and patio within the rear garden and any changes to hardstanding in the front garden, including whether the driveway and car parking area will be extended.
- **Grade change** is inevitable in the side and rear gardens given the existing temporary layer of gravel to the side and rear of the dwelling as well as the existing slope from the edge of the residential garden curtilage to the adjacent fence and bramble area. See photos below. The Officer would like to understand how this grade change will be resolved as shown through spot elevations and labels in the *Proposed Ground Floor Plan* drawing.





(CP3, CC03, TB06)

Conditions & Reasons (if required)

CL4 – LANDSCAPE 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:	10/06/2026	Signed:	L. Abbott
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