

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	253148
Address:	9 Glebelands Road, Wokingham, RG40 1DY.		
Proposal:	Householder application for the proposed erection of part two storey, part single storey side and rear extensions and changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 11 May 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, the Council's Tree and Landscape Officer has no objection to the proposed rear and side extensions and changes to fenestration.

The Site is located in Wokingham but outside the Conservation Area. It is on a large corner plot with a deep rear garden comprised of a small patio and lawn surrounded by perimeter trees and shrubs and timber fencing. The boundaries are heavily hedged or have timber fencing, so views into the Site are limited. The Site's front garden is set back from Glebelands Road, which is a Green Route within the Borough, by both existing shrubs and trees, small lawn, and paved driveway with parking in front of a double garage. (CC03) This front garden vegetation is important to the verdant character of the street. There is an area of protected trees including 3 x Lime (*Tilia* spp), 1 x Western Red Cedar (*Thuja plicata*), next to the driveway entrance but located within the neighbouring property, 14 Tithe Court. (Ref: TPO-0001-1973) Finally, a single protected veteran tree, a Cedar (*Cedrus* sp), is located in the rear garden of the same neighbouring property to the north. (Ref: TPO-0001-1973) Whilst the proposed development is unlikely to have a detrimental impact on these protected trees, it is important to understand what existing trees are on and proximate to the Site as well as more information about the trees, including information about their Root Protection Areas. As a condition, the applicant will need to provide a tree survey and Arboricultural Impact Assessment, which should include

a Tree Protection Plan which will illustrate how existing trees and hedging will be safeguarded against damage during construction.

The Officer would also like to understand the intentions for the existing trees and for any proposed soft and hard landscaping in the front and rear gardens and including the driveway. As a condition, a Landscape Plan should be submitted and include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule
- Hard landscaping changes such paths and patio within the side and rear garden and in the front garden, changes to the driveway and car parking area
- Retained and proposed perimeter boundary treatment in both the front, sides, and rear gardens

(CP3, CC03, TB06, TB21)

Conditions & Reasons (if required)

CL4 – LANDSCAPE DETAILS (SMALL SCALE)

CL4 – 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.

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs

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)

CL7 – Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 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:	28/05/2026	Signed:	L. Abbott
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