

# MEMORANDUM

<b>From:</b>	<b>Brigitte Crafer Landscape Architect</b>	<b>To:</b>	<b>Joanna Carter</b>
<b>Service</b>	Landscape And Trees	<b>App No:</b>	190186
<b>Address:</b>	Sonning Dene, Pearson Road, Sonning, Wokingham RG4 6UH		
<b>Proposal:</b>	Householder application for the proposed erection of single storey rear extension, also a single side extension to form porch with two rooflights and changes to fenestration following removal of chimney and changes to roof, Additional copper standing to existing dormer, re-pitching of roof over existing rear projection. Replacement existing masonry wall to front to include timber access gates.		
<b>Site Visit Made?:</b>	Yes		

## Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) **stated below**;
- Recommend approval with no conditions
- Recommend refusal for the reason(s) **stated below**;
- Negotiate the amendments **stated below**; or
- Request further information before determination as **stated below**.
- No comment.

## Comments On Proposal

Thanks for your consultation dated 31<sup>st</sup> January, these are the landscape comments;

The site is located in the Sonning Conservation Area and is a building of traditional character. It has a narrow front garden that forms an apron to the overall frontage of the building, the boundary line is marked by a timber picket fence about .6m high. To the west of the building frontage is an open courtyard/off road parking that has a 1.8m approx. high masonry wall painted white.

I have no objection to the proposals to rebuild the masonry wall with the provision of timber double gates for vehicle access and single timber gate for pedestrian access. There is little detail about the construction and finishing of the wall, and no detail regarding the style/design of the gates. The principle of development is acceptable in landscape terms, but until there is more information regarding the details of the appearance, and materials and design of the wall and gates I cannot support the application wholeheartedly. Will the wall be concrete rendered and painted white or brick? What type of timber for the gates and what is the design? I accept that this can be a condition, but it is extremely important that the new proposals relate well to the conservation and streetscene in its choice of design and materials.

I have no objection to the removal of mature shrubs within the rear garden, however at least one of these can be seen from the street and so will need to be re-provided to maintain the layering of landscape features visible from the street, a feature which is typical of the landscape character of the Conservation Area. I am unsure of the levels where the parking is proposed but car rooftops should not be seen from the road.

As a condition / or as additional information additional detail is required on the style and appearance of the wall and gates. A landscape condition could be an extraction of CL5;

### Landscaping

*Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.*

*All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.*

**Conditions & Reasons (if required)**

The quality of the plans is very poor and open to misinterpretation.  
TB26, CP3

<b>Date:</b>	18th February 2019	<b>Signed:</b>	B. R Crafer
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