
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251223
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/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

The site is within Countryside, set back behind another plot, in an area of high landscape quality and sensitivity and lowest capacity. Rooks Nest Countryside Park bounds the west side of the extended site and includes a public footpath in that area. The proposal is to replace a house with another, in the rear garden of the existing.

I refer to submissions and information 242896; proposed site layout with trees 431.P.30 May 25; tree survey MW.2412.NLF.TS 17.12.24; D&A 431.MP.23.04.25 v1.0; landscaping and planting strategy 31/MP/21.3.25/v1.0; illustrative surface water drainage plan 431.P.15 Apr 25; PEA 253069 Apr 25; Landscape and Visual Impact Assessment (LVIA) 431/LVIA/MP/17.04.25/v1.0; existing swimming pool and enclosure 431.P.19 Jan 25; existing garage and summer house 431.P.18 Jan 25 and landscape strategy and root protection plan 431.P13 Apr 25.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and

BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The 'landscaping and planting strategy 31/MP/21.3.25/v1.0' is for 'two new dwellings' and in other ways is not specifically relevant. Please clarify.

The LVIA has not produced photomontages or other visualisations, nor winter views through the deciduous trees.

- View 2 is taken north/south or south/north along the public footpath, not looking east towards the plot.
- View 3 is not taken from the footpath.
- View 5, the current bungalow is located mid plot and screened by trees. The house being on the west boundary, will not so be screened.

I suggest the above points are important shortcomings when assessing the visual impact of the scheme on the sensitive Countryside location.

According to the tree survey, it appears the house is not located on the plot to achieve optimum solar gain as the roof top solar arrays will suffer from shade. This would increase the likelihood that mature trees, which contribute to the landscape character, will be removed.

There is no Arboricultural Impact Assessment, it seems the 'Landscape Strategy and Root Protection Plan' is perhaps a version of this but it is not sufficiently detailed. For example, there is no explanation as to how T12 and T17, which are very close to the proposed house, will be impacted by demolition, construction or built form. No-dig surfacing is mentioned in the 'car parking access', but I am unable to locate that on the plan. Also, there are root damaging drainage runs in the rooting area of trees with no mitigation offered. Plus, the PEA states just 1 tree will be removed, but more are suggested in other submissions. Please provide an accurate BS5837:2012 Arboricultural Impact Assessment so that we may assess mitigation for tree harm.

In evaluating how the house will impact the character of the area, size is relevant. Design Guide section RD11 finds it acceptable to have a maximum 50% increase in volume for replacement countryside dwellings. According to the D&A the new building is 48% larger than the existing bungalow, but this includes removal of what appears to be a temporary structure. Policy CP11 point 5 requires either environmental improvement or not an inappropriately large building. But the scheme is BNG exempt, so we are not able to ascertain environmental improvements and the new building appears much larger than the originals from the plans.

Comparisons are made with 145 Nash Grove Lane, but this house follows the prevailing building line of the Lane, the local pattern of development and does not protrude into the countryside. It is also in an area of moderate landscape quality and sensitivity with modest capacity, unlike the elevated landscape designation of 121 Nash Grove Lane.

As it stands, the application appears to be contrary to the T&L parts of the policies noted above.

Conditions & Reasons (if required)
n/a at this time

Date:	3.6.25	Signed:	C Ramsey
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