

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251856
Address:	6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Application to vary condition 2 of planning consent 233086 for the Full application for the proposed erection of 8 no. dwellings and erection of car canopies, following removal/demolition of the existing outbuildings. Condition 2 refers to Approved Details and the variation is for the replacement of the approved drawings with revisions that incorporate alterations to the proposed dwellings.		
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

Referring to the submitted Site Plan (Coloured Layout) Drawing No. 23.405 101 P6 and comparing to the approved Site Plan (Coloured Layout) Drawing No. 23.405.P4

Plot 1 now has a separate car barn to the west side of the entrance resulting in the need for a larger driveway. Car barns added to west (front) of Plots 4 and 5. Houses with an increased footprint.

Plot 6 now has a car port awning to the west side of the dwelling. This may conflict with the canopy of a mature Oak tree T25 – the first branch starts just 2m off the ground. The position of the car port conflicts with the branches of this tree. I have previously asked that Plot 6 should not extend to the west such that the setting of the tree (currently open) should be preserved as much as possible and a distance of 2.2m from the wall to the canopy was agreed. The proposed layout removes that gap, it also invited further development to the west side of Plot 6 in the form of some

kind of extension, which is encouraged in the most recent design by the head of the parking space located next to open ground.

The objective has always been to preserve as much of the landscape character around the site preserving the setting of the trees. T25 has a low growing sweeping canopy which made it a distinctive tree *in the setting particularly in this location forming a link with the landscape beyond it to the north, and the wildlife area'

The increase in footprints, and the location of car barns makes the dwellings chunkier and more urban and block like forms which block views of the woodland beyond to a greater extent. A lighter touch and a less is more simpler approach allows the landscape to characterise this development and soften its edges.

As it stands I cannot support the revised scheme because the landscape character of the site and the space around Tree T25 has changed sufficiently to produce a much more urban development that is out of keeping with the site where the development should recede into the wooded country backdrop tipping the balance in its favour. My chief concern is Plot 6 and the setting of T25 where the location of the car port creates an unsustainable relationship with the tree which will result in it being cut back regularly and will encourage development within its root protection area. The proposed layout is not in keeping with the character and the efforts to preserve a sense of place in the buildings and landscape. .

Contrary to CP 3 CP 1, CC03 and TB21

Conditions & Reasons (if required)

Date:	12.9.25	Signed:	BRC
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