

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252410
Address:	Wyse Hill Lodge, The Village, Finchampstead, Wokingham, RG40 4JR.		
Proposal:	Full application for the change of use of land to residential garden plus the associated erection of boundary fencing. (Retrospective)		
Type of Development:	Other Change of Use		
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 located where 'The Village' becomes Fleet Hill and in the countryside. It is adjacent to PRow FINC 12.

The northern site boundary consists of native hedges with fencing behind it within the rear garden. Native hedges are a feature of the countryside, and contribute to the character of the road and the village. Policy CC03 2/d requires that trees, hedges and other landscape features are retained and protected through development. I note that a 1.83, close boarded fence has been erected on the south side of the extended garden and it appears the hedge boundary has been removed. Blank fences facing into the countryside are an urban feature and the visual impact of this urban style fence next to the footpath is not ideal. If an application was submitted before the work happened there would have been an opportunity to discuss mitigation in order for Policy CC03 and TB21 to be met. Despite this being retrospective I request a Condition to reinstate the native hedgerow along the new garden boundary against the fence to restore the character of the land and the footpath.

Condition CL4 – Soft Landscape Scheme as per the condition but specifically to include the following;

Plant a native hedge to southern boundary of garden consisting of the following species; *Crateagus monogyna*, *Prunus spinosa*, *Euonymus europaeus*, *Ligustrum vulgare*, *Corylus avellana*, *Malus sylvestris*, *Lonicera periclymenum*, *Rosa canina*. Bare root plants to be planted is a double line offset by 50cm, plants to be offset by 40cm. Biodegradable animal guards to be included.

Conditions & Reasons (if required)			
Date:	19.11.25	Signed:	B. Crafer