

MEMORANDUM

From:	Stuart Ryder Landscape Architect (Consultant)		
Service	WBC Landscape and Trees	App No:	252259
Address:	149 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Full application for the proposed erection of 1no dwelling, detached double garage with associated landscaping, parking, EV charging point, cycle and bin storage following demolition of existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	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**
- ☒ Recommendation for a site visit before determination **explained below**

Comments On Proposal

Thank you for consulting the Trees and Landscape Team.

This single dwelling residential application is a little different to most and proposes the demolition of an existing property in an existing housing line and replacing it with a twin garage building and developing in a back of plot location with a new bespoke, single storey, flat roofed contemporary dwelling house.

My comments are divided into two and relate to the two primary effects that would be experienced in the local residential area, they are on the Streetscene of Victoria Road and then on the garden space to the rear of the current building line, including that of neighbouring properties.

Streetscene

Starting with perhaps the easier to assess the new building will appear similar in scale to the existing dwelling house but different in terms of form with twin garage doors set to its front.

There is concern that it will appear as an 'oddity' in building form terms with no apparent inhabitable rooms at ground floor level. It would appear divorced or

orphaned from the neighbouring properties with neither physical connectivity or common garden space.

The positioning of the property directly opposite the end of East View Road will make it more evident to road users travelling along this route.

Garden Space Changes

This form of development requires a site visit to understand the very specific inter-garden changes. I have looked at the none photographs individually submitted with the Application and they do not show how the proposed dwelling would relate to and be observed by the neighbouring properties. This can only be realistically done by a site visit and I suggest a member of the Trees and Landscape Team attends to conduct such a survey.

The photographs do show a recently cleared garden with at least two boundary trees that may prove useful with regards to screening sight to the proposed new dwelling from neighbouring properties. The final form of garden boundaries is also critical to understand and any associated planting. I could not see any soft landscape proposals accompanying the application but I would be pleased to be directed to them.

With regards to the neighbouring properties a back of plot development is potentially the most intrusive to neighbours given the sensitivity people have about their back gardens compared to front gardens that are more influenced by the public realm.

There is potentially the sense of over-development to the rear of the property line to be understood from a site visit as well. Likewise understanding the change in level on Site would be helpful as I note that a stepped access to the new dwelling house is proposed. Longer stepped accesses such as these do not aid access for people with mobility challenges or protected characteristics as potential residents or visitors.

Conditions & Reasons (if required)

To be completed after a site visit should the proposals be considered appropriate.

Date:	24/10/25	Signed:	Stuart Ryder
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