

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252697
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Application to vary conditions 2 and 11 of planning consent 251223 for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings. Condition 2 refers to the approved details and 11 to foundation design, and the variation is to relocate the footprint of the consented dwelling by circa 1.8m to the south.		
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

Although I can see the logic in reusing the foundation of the existing garage, I have a number of concerns regarding this proposal:

- It is not clear if the existing foundation suitable for the current proposed build. If it is found not suitable then there is a concern that a standard foundation design will then be substituted in a location closer to the tree, which is what we are trying to avoid.
- In my comments on the original application, I had concerns related to the close proximity of the new dwelling with the western boundary of the site with the adjacent paddock. The plan provided now shows the location of the proposed dwelling approximately 1.8m further to the west and south and almost on the western boundary, which is not shown on the drawing. This then provides no scope for any additional landscape treatment along this boundary especially as the site is located outside the settlement boundary in the countryside. It is essential the boundary line is shown on the drawing so it is clear as part of this application where the dwelling will sit in relation to this boundary.

- The southern end of the dwelling will be moved closer to the existing Oak tree in the paddock and on the edge of the root protection area of this tree. Therefore, there are likely to be greater ongoing issues with regard to the relationship of the new dwelling with the tree due to its close proximity.
- The indicative Surface Water Drainage Layout will need to be amended, and this would include the relocation of the below ground water tank which is likely to be moved further into the root protection area of the Oak tree mentioned in the point above.

Overall, I am unable to support the relocation of the whole building west and south due to the knock-on impacts this will have on other elements of the scheme including further detrimental impact on existing trees shown to be retained. This is contrary to Local Plan policy CC03.

Conditions & Reasons (if required)

N/A

Date:	16 th December 2025	Signed:	C. Brimble
--------------	--------------------------------	----------------	------------