

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251586
Address:	8 Culver Lane, Earley, Wokingham, RG6 1DS.		
Proposal:	Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.		
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 existing site is a corner plot – with front facing bungalow onto Culver Lane with plot extending along Anderson Avenue which runs parallel to the elevated section of A3290. The site is within the Earley settlement area, a major development location. There are no protected trees on the site.

There is currently an outbuilding/garage in the location of the proposed development which is hard against the plot boundary with No. 1 Anderson Avenue. The kerbline is low against the highway. The outbuilding is located at the far end of the plot boundary of No. 8 . The plot measures 45m long x 12.5m wide. The majority of the western boundary with Anderson Avenue is a hedge with low wall part retaining that extends from the side to the front of the property. There is a new tree in the front / side garden. The front garden and hedged boundary creates a pleasant character to the corner.

Drawing No. P/UHL/2025/001B Block Plan and Existing and Proposed Floor Plans and Elevations of Main Dwelling shows the proposed plot layout with the new dwelling hard against the boundary of No. 1 Anderson Avenue and the eastern boundary with No. 10 Culver Lane. The proposed building is 7m x 6.5m footprint x

6m high. The garden space spans the width of the plot at 12.20m and the width between the proposed dwelling and the new garden boundary to No. 8 Culver Lane as being 4.98m. There are 2 parking bays facing onto Anderson Avenue. The plot leaves a rear garden of 9.42m to No. 8 and retains the side and front garden.

The proposals are contrary to Policy TB06 of the Local Plan – ‘Development of Private Residential Gardens’ where the Council would resist development in private residential gardens that would cause harm to the area. Part 2 of the Policy relates to the siting of the development and its relationship with the surrounding area, specifically requiring that the layout integrates with the surrounding area with regard to built up coverage of each plot, building lines, rhythm of plot frontages, parking area and the existing pattern of openings and boundary treatments. In the instance of this application the east wall of the development will be 700mm from the eastern and south-eastern boundaries which is less than the 1m wide gap suggested in the Wokingham Borough Design Guide. This guideline should apply to the gap between the front of dwellings – but where the rear of the dwelling is so close to the boundary it does not provide enough of a buffer between the 2 plots. There is also the issue of the building height close to the neighbouring plot boundary and the impact on their amenity- Policy CP3 of the Core Strategy states that planning permission will be granted for proposals that are *of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.*

Policy CP1 of the Core Strategy states that proposals should ‘*maintain or enhance the high quality of the environment*’

The proposals are squeezing development into a space that is simply not of an adequate size to accommodate a dwelling comfortably thereby meeting with the relevant policies. I am unable to support it.

Conditions & Reasons (if required)			
Date:	7.8.25	Signed:	BRC