

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252132
Address:	Broom House, Maidenhead Road, Binfield, Wokingham, RG40 5RH.		
Proposal:	Householder application for the proposed erection of a car port to front of property as part of disability adaptation work.		
Type of Development:	Other Householder		
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 in the countryside and identified as also being within the Billingbear Valued Landscape (Valued Landscape Assessment, September 2024). A group of trees to the front site are protected by a TPO (0544/1992).

The proposed carport is located away from the protected trees but adjacent to another group of trees which although not covered by a TPO they form an important landscape function to create a vegetated edge to Maidenhead Road which is a characteristic feature of this landscape.

I note from the site photos that work has already started on extending the gravel drive into this area to create a hard standing for the car port. Therefore, any tree protection is now not appropriate as the existing trees adjacent this area will have already been impacted by the works. However, it will be important to retain and strengthen the well treed character of the area adjacent to the road and to further reduce the visual impact of the additional development within the site by supplementary tree planting in this area in accordance with Local Plan policies CC03 & TB21. This can be achieved through a landscape condition (see amended condition wording below) where a landscape plan indicating new tree planting in this location will need to be provided.

Conditions & Reasons (if required)			
<u>CL4 – Landscaping (amended)</u> Following commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.			
Date:	7 th October 2025	Signed:	C. Brimble