

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250722
Address:	The Coach House, Five Horseshoes House, White Hill, Remenham Hill, Wokingham, RG9 3EP.		
Proposal:	Full planning application for the proposed erection of 1 no. detached dwelling following demolition of the existing Coach House, plus associated landscaping.		
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 site is located in the countryside and the Green Belt, and within Landscape Character Area 'Remenham Arable Chalk Plateau'. The site is also within the 'Remenham Hill Area of Special Character', and Remenham Chalk Valued Landscape (see WBC Valued Landscape Assessments 2024).

Remenham Hill is the only settlement within the E1 LCA and consists of a ribbon of large detached 19C. and 20C houses. It is a tranquil and remote rural area with valuable semi-natural habitats as well as designed parkland at Park Place.

'Valuable landscape attributes' include the parkland landscape, small woodland copses and linear deciduous woodlands, restored deciduous hedgerows along rural lanes which add a sense of rural character to the landscape. Pattern of individual properties that appear well integrated in the landscape that provide a sense of place. Quiet and remote character and impressive views of wooded horizons.

Currently there is a double fronted dwelling facing south to White Hill. The dwelling has white painted stonework and flint panels to the first floor. Windows are black rimmed, and there is a tiled awning at the ground to first floor level, which is a typical feature along this part of White Hill. There is landscaping to the front of the dwelling

and the setting is rural in character with trees and woodland within the immediate surroundings, The building has its own distinctive character.

Further back within the plot is a coach house, subject of this application, that is proposed to be demolished to be replaced with another dwelling. The building line along this part of White Hill is not consistent and Common Barn Cottages to the west are set back from the road. Buildings set back beyond the common building line are common within this group of buildings, and the proposed dwelling, although situated on the opposite boundary to the existing coach house, would not necessarily be out of place.

The plot is long at about 80m in length. To the rear of the front facing dwelling there is an extensive area of gravel/hard standing, and an extended hedge to the west side leading north to an area of trees that are mostly offsite.

The hedge contains dead trees within it, as there is no tree information its not clear what species the hedge comprises and if there are any hedgerow trees alive within it. It is proposed to locate the new dwellings against part of the hedge with little space either side to manoeuvre bins. The proximity of the hedge to the proposed dwelling is not sustainable and I suggest that it is reviewed. Bearing in mind the Valued Landscape Attributes being hedgerows I would suggest that this hedge be subject to a restoration programme.

In order to understand the impact of the development on existing trees, hedges and other features, I require an Arboricultural Impact Assessment to BS5837:2012 which will comply with Policy CC03iid of the Local Plan.

I note that close board fencing will be erected along that part of the boundary where the original Coach House is located.

I note that there is formalisation of the side access to the east for access to the proposed Coach House and 2 large area of hardstanding for parking of 3 bays and 2 bays – are these for both dwellings?

The proposed Coach House has a much larger garden than the existing dwelling which seems odd as it is the smaller of the 2 buildings and due to the site levels the larger existing dwelling has a 3rd floor to the rear. I would suggest that in order to maintain the landscape character of the setting, that measures are taken to reduce the impact of urbanism on the plot by balancing the areas of garden space, landscaping and parking, and provide a comprehensive new landscaping scheme that addresses the enhancement of the western boundary hedge which should include some hedgerow trees planted at 15m centres, in order to comply with Policy TB21 which requires proposals to retain or enhance the condition, character and features that contribute to the landscape.

As previously mentioned the proposed Coach House is very close to the western boundary hedge which is not an optimal layout and would need to be revised.

Please provide a survey of the existing trees, hedgerow and other vegetation within the redline boundary. Once this information is to hand the position of the building should be reconsidered as I have described above.

Conditions & Reasons (if required)			
Date:	14.5.25	Signed:	B. Crafer