
MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251596
Address:	6 Old Bath Road, Sonning, Wokingham, RG4 6TA.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling and garage.		
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 backs onto the Bath Road which is designated as a Green Route Enhancement Area where trees and mature hedges of high local amenity are a feature of this Countryside boundary. The Old Bath Road at this point is increasingly characterised by large houses filling large plots. The large front gardens are typically verdant and contribute to the 'green' character of the road. A green backdrop can be seen above the roof of the existing house within this plot.

The proposed dwelling is substantially larger than the exiting dwelling both in footprint and massing of the building extending the two-storey element across the whole width of the plot, and to a depth of over 15m. This is even larger than the new dwelling recently constructed at 8 Old Bath Road. I therefore consider this proposed dwelling to be not in keeping with the character area due to its overbearing size on the adjacent plots and reduction in garden areas, to the new dwelling or hard surfacing, thereby significantly impacting the verdant character of the road.

Although a site plan is not provided, the Block Plan drawing and Tree Protection Plan seems to imply that the parking area will be increased requiring the removal of the lawn and existing vegetation to the front of the site. In order for any new dwelling to integrate into the existing verdant street scene, space will need to be included for a comprehensive landscape scheme in accordance with CC03.

The application is accompanied by an Arboricultural Report and Tree Protection Plan, which indicates the majority of the exiting vegetation in the front garden will need to be removed to provide a parking area. Although the proposed dwelling is outside the root protection areas of the trees and shrubs in the rear garden which are shown to be retained, the significantly larger footprint of the proposed dwelling extends a considerable way into the rear garden thereby reducing the usable rear garden area. This is likely to lead to the ultimate removal of this vegetation to create a larger open garden area, and this will be to the detriment of the adjacent Green Route, firstly due to the removal of screening vegetation and secondly open and increased visual dominance of the new dwelling from the Bath Road.

I am unable to support this application as I consider the size, form and massing of the dwelling and its position within the plot will have an overbearing form on adjacent plots and therefore not in keeping with the character of this road. This is contrary to Core Strategy policy CP3. It is also unclear how the vegetative backdrop which contributes to the Green Route can be retained in the long term due to the loss of rear garden by the increased size of the dwelling. Neither is there space to the front of the dwelling indicated for replacement and mitigating landscape planting to comply with Local Plan policy CC03.

Conditions & Reasons (if required)			
N/A			
Date:	6 th August 2025	Signed:	C. Brimble