

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251742
Address:	Stoneyhurst, Milestone Avenue, Charvil, Wokingham, RG10 9TN.		
Proposal:	Householder application for the proposed erection of a part first-floor, part single-storey side extension and part single, part two-storey rear extension with balcony and 1no. lantern rooflight following demolition of existing single-storey rear extension. Erection of porch canopy, removal of front chimney, changes to fenestration, erection of a detached outbuilding and new front gate and walls.		
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 within the settlement boundary of Charvil however the front boundary aligns with the edge of the settlement boundary with countryside to the west.

The majority of dwellings along Milestone Avenue including this site have well vegetated front boundaries generally consisting of hedgerows which is in keeping with the rural character of the landscape to the west of the lane.

The proposals include for a new front boundary including a wall with metal railings and a metal sliding gate which will require the removal of a significant proportion of the vegetation within the front garden of the dwelling. Firstly the design of the wall is very urban in its character and not in keeping with the countryside setting of this particular lane which has rural characteristics even though the dwellings are within the settlement boundary. Secondly the removal of the majority of the vegetation will make the new boundary wall very stark in the street scene and allow open views of the larger dwellings and increased parking area.

An Arboricultural Impact Assessment. Protection Plan and Method Statement by Harrison Arboriculture dated 24th June 2025 has been submitted with this application. This document indicates that the majority of trees in the rear garden can be retained as part of the proposals. The document indicates installation of the garden room can be achieved with minimal impact on the trees provided ground protection is used outside the tree protection fencing. There is also a requirement for the foundations for the garden room to use screw piles with ground beams above existing ground level. Further information on the construction of the garden room will need to be provided to ensure this is achieved.

The Tree Protection Plan indicates the majority of the vegetation within the front garden will be removed to facilitate the new drive, two parking bays and front boundary wall. However the proposed block plan also shows an additional two parking bays at the front of the dwelling and is likely to require the removal of several other trees in the tree group shown to be retained. In reality it is not clear if G13 could be successfully retained with all the proposed intended works.

Although I have no objections to the proposed changes to the dwelling and installation of the garden room, I object to the proposed front boundary treatment as I consider it is out of keeping with the rural characteristics of the lane by introducing urbanising elements into the landscape which will be visually dominant within the street scene. Neither has there been a suggestion of a high-quality replacement landscape scheme as part of the application to help mitigate these changes. This is contrary to Core Strategy policy CP3 and Local Plan policies CC03 and TB21.

Conditions & Reasons (if required)			
N/A			
Date:	19 th August 2025	Signed:	C. Brimble