

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	261216
Address:	Elmlands, Little Hill Road, Hurst, Wokingham, RG10 0TG.		
Proposal:	Full application for the proposed change of use of part of the existing paddock to residential curtilage, erection of a detached leisure outbuilding, plus installation of ground-mounted PV panels.		
Type of Development:	Other Change of Use		
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 accessed via double solid timber gates from Little Hill Road. The site comprises a residential dwelling and a large outbuilding which is a garage with 2 car ports and a machinery store. Smaller outbuildings are adjacent to the NE side of this building which forms an edge to a large area of hardstanding which adjoins the footprint of Elmlands. The proposed leisure building is 15m x 9.6m – which could be read as another dwelling sized building within the group of dwellings, garage and gym building – along with the proposed 2 separate curtilages. Will an alternative entrance be required?

The site boundary to Elmlands is screened from Little Hill Road by a mature hedgerow of native trees, some very tall others lower and includes groundcover, in a wide verge which appears to be within the public highway. The boundary is marked by close board fencing. There is a partial glimpse of a building to the north of the plot from the road.

There are trees within the site but there is no arboricultural information submitted. In order to assess the impact of development on trees and other landscape features an Arboricultural Impact Assessment to BS5837:2012 is required asap. Existing

trees and hedges to the SE plot boundary that will need to be retained and protected during development in accordance with Policy CC03.

Conditions & Reasons (if required)			
See above			
Date:	29.6.26	Signed:	BRC