

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251223
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings.		
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 within countryside and is on a plot set back from Nash Grove Lane and is visually contained by trees within the site and woodland to the west between the adjacent paddock and Rooks Nest Farm. The site already contains an existing dwelling, garage and other structures which will be demolished and replaced with a new larger dwelling to the west of the existing bungalow.

The Wokingham Borough Landscape Character Assessment 2019 identifies the area in which the site is located as being within the Finchampstead Forested and Settled Sands (M1) character area. This is a landscape in good condition and characterised by mixed woodland, woodland clearings and low density settlement patterns. In terms of development, the aim of the landscape strategy is to conserve and enhance the rural setting and gaps between settlements and maintain the low-density domestic character of development.

A Landscape and Visual Impact Assessment by Opus Architecture and Design dated April 2025 has been provided with the application. I agree with the findings of the assessment that the significance of the visual effects of the proposed dwelling will be minor adverse, and the landscape effects will also be minor / negligible. The limited effects are due to a combination of the retention of the majority of the existing vegetation around the site, being a replacement dwelling within a large plot with proposed additional planting. The associated Landscape Strategy produced for the

site indicates retention of the majority of the existing trees within the site supplemented with new tree and hedge planting. This will help further mitigate the increased size of the dwelling in this countryside location.

An Arboricultural Report including a Tree Protection Plan by Mark Welby Consulting Arborists dated 29th July 2025 has recently been submitted to accompany the application. I have no objection to the information provided within the report which indicates 5 trees to be removed (three of which are small category C garden trees and one category U tree). The proposed dwelling will be constructed outside the root protection areas (RPA) of the trees to be retained apart from the integral garage; however this will be constructed in the same location as the existing garage and requires specialist foundations as detailed in the Arboricultural Report. A specific condition will need to be included requiring specialist information on this foundation design.

The Landscape Strategy drawing doesn't identify any possible fencing between the red line boundary of the site and the adjacent paddock and it should be noted that the dwelling curtilage should remain within the red line and should not extend into the paddock which has rural type characteristics. No patio area is shown on this drawing either. If the application is approved, a landscape condition will need to be included to provide further details on the planting as well as hard landscaping around the dwelling in accordance with Local Plan policy CC03.

Conditions & Reasons (if required)

Landscaping (Amended CL4)

Prior to the 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. Hard landscape details such as paving, other hard surfacing and fencing will also need to be submitted.

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.

Standard condition CL6 – Retention of trees and shrubs

Protection of trees (Amended CL7)

a) No development or other operations shall take place except in complete accordance with the Arboricultural Report including a Tree Protection Plan by Mark Welby Consulting Arborists dated 29th July 2025 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Foundation design

No development or other operations shall take place until a no-dig foundation design for the garage as referenced in the Arboricultural Report hereby permitted has been submitted to and approved in writing by the local planning authority for approval. The garage is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Date:	14 th August 2025	Signed:	C. Brimble
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