

MEMORANDUM

From:	Lindsey Abbott Landscape Consultant		
Service	WBC Landscape and Trees	App No:	252167
Address:	11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD.		
Proposal:	Full application for the proposed material change of use from amenity land to residential to facilitate the erection a single storey side/rear extension with installation of roof lights and erection of outbuilding (part retrospective).		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes – 09.12.2025, with permission via agent		

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 Council's Tree and Landscape Officer has received the following updated supporting documents received by email via the planning officer, Rowan Reynolds on 17/02/2026:

- Proposed Ground Floor Plan drawing (Ref: Archytas, AL 01695-04 rev C, 30/01/2026)
- Proposed Elevations drawing (Ref: Archytas, AL 01695-05 rev A, 30/01/2026)

The Officer is writing to request **more specific** additional information about the scheme before making a determination on the planning application for the proposed material change of use from amenity land to residential to facilitate the erection of a single storey side/rear extension with installation of roof lights and a outbuilding (retrospective) to the south of the single family dwelling. This further information is listed below.

There are no previous planning applications for this Site location on the Wokingham Borough Council planning portal:

<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>.

The Site is a single-family dwelling within a new estate by Carlton Design Partnership and Taylor Wimpey built within the last two years. Dated from 10/2023, cropped Master Plan and Soft Landscape drawings for the area where the Site is located have been included for reference within the Planning Statement that was submitted as supporting documentation with this application.

The Officer is highlighting some concerns with the application for this Site's proposed development, including the extension, the retrospective outbuilding, and the material change, conversion and extension of the detached garage into a possible workshop with entry from the rear garden, which was observed during a site visit on 9th December 2025. I would like additional information from the applicant with regard to the following:

- **Built Form without prior Planning Permission** - An outbuilding south of the dwelling, a converted and extended garage northeast of the dwelling and hardstanding around the side of the dwelling have been constructed without planning permission.
- **Outbuilding (retrospective planning permission) and Estate Green Spaces** - In principle, the Officer has no objection to the constructed outbuilding to the south of the dwelling. This outbuilding's location does cause some minor fragmentation to the linear 'hedgerow edge grassland,' as labelled in the previously-referenced Taylor Wimpey Soft Landscape drawing. The outbuilding's concrete pad (as per the Planning Statement) has been construction on top of the root protection zone of the existing multi-stemmed Hawthorne tree (*Crataegus monogyna*), but as this tree is not subject to statutory protection, its impact is not considered enforceable. The various garden materials between the outbuilding and fence (to the west) further break up this green linear space.
- **Access and Build-up of Hardstanding Area** – The updated Proposed Elevation drawing identifies a door along the north side of the proposed rear extension, giving access to the rear garden (Ref: Archytas, AL 01695-05 rev A, 30/01/2026) Presumably, the homeowner will want a patio/hardstanding here. Because the levels change here, sloping into the bramble area, the Officer would like more information about the plan for this area. **(Amended)**
- **Proposed Planting** – The Officer has reviewed the updated Proposed Elevations drawing. (Ref: Archytas, AL 01695-05 rev A, 30/01/2026) The Officer notes that no access has been determined to be required along this western boundary of the Site, except for maintenance which can be conducted from the rear garden. Additionally, wild privet (*Ligustrum vulgare*) hedging is proposed at “500 -1750mm height to be planted at 2 No. “per linear metre. This size is unacceptable and instead, for any planting from now through autumn 2026, the Officer would like to see pot grown privet 60-90cm high and three (3) per linear metre. Smaller hedging materials is likely adapt to existing site conditions better, with higher likelihood of success. Three plants per linear metre will be more substantial visually and soften

the additional built form. It is also noted that the bramble area will be made into lawn. **(Amended)**

- **Built Form and Reduced Permeability** - The proposed development, including the garage extension, outbuilding, converted and extended garage, and sheds located in the rear garden, represent a substantial addition of built form within the overall plot and reduce the Site's permeable area and ability to manage stormwater sustainably. The proposed soakaway is noted and recognised as a component of a Sustainable Drainage System (SuDS), however its success hinges on the permeable quality of the soil. *It is noted that a permeability test in accordance with BRE Digest 365 will be undertaken by the applicant/agent and we will await the results and interpretation.* **(Amended)**
- **Grade Change** – It is unclear what the intention is for the existing hardstanding near the bramble area. Currently, this area slopes down into the bramble area ("unmaintained vegetation"). It is indicated in the updated drawing, Proposed Ground Floor Plan, that the vegetation will be removed and re-seeded as lawn (Ref: Archytas, AL 01695-04 rev C, 30/01/2026). The Officer would like clarification whether the garden level is to be raised in the bramble area or slope down in this space. The same applies to the location for the hedge plant material, which includes a proposed slope from the proposed side extension down to the fence. Saturated soil may occur with negative results for the hedge planting. The Officer would like more information about how levels will work practically. **(Amended)**

These comments should be reviewed in conjunction with photos taken during the Site visit on 9th December 2025, attached below. Especially photos on pages 7, 9, 10, and 11.

Conditions & Reasons (if required)

If the application is approved the following conditions will be required:

CL4 – Simple Landscape Plan – see above in accordance with Policies CP1, CP3 and CC03.

CB3 – Site Levels (amended to request a plan at a scale of 1:200)

Date:	01/03/2025	Signed:	L. Abbott
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RG7 1TD

Photos taken on 09.12.2025 by Lindsey Abbott, Landscape Planning Consultant



Mature multi-stemmed hawthorne tree not included on estate's landscape plan, as per applicant's report. Applicant is seeking retrospective approval for cabin / shed development.









Between cabin / shed and fence





350-500mm grade change, sloping away from property. Looks like it's largely construction waste / fill (e.g.- rock, concrete bits etc.) that's been covered in decorative gravel.



Corridor of bramble / scrub begins at end of driveway.



This adaptation to the garage/outbuilding is not included in the footprint of built form on the block site plan. Adds impermeable area to the plot. Planning permission?









Double sheds add more impermeable area to the plot





