
MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	243207
Address:	Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY.		
Proposal:	Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage works.		
Type of Development:	Minor All other developments		
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 with the existing house (Stanford End) being a Grade II listed building. The adjacent farm buildings within the red line site boundary are single storey structures and relate to the farm context. There are no TPO trees within or adjacent to the site.

There are currently open views close to the site entrance from Barge Lane and from Barge Lane to the south, to the existing farmhouse to the where it is the most significant building with the site.

The proposed extension, although single storey, it is still a substantial extension to the current dwelling with large associated terraces within the countryside. Therefore in order to comply with Local Plan policy TB21 the development will need to provide further information to address the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. I had identified this as a requirement as part of my previous pre-app comments. Any landscape statement should also consider the provision of a landscape strategy which will give details of additional landscape

treatments associated with the development to address the increased effects of the larger built extension on the open countryside.

Conditions & Reasons (if required)

Possible conditions following submission of additional requested information.

Date:	24 th February 2025	Signed:	C. Brimble
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