

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251793
Address:	98 Pitts Lane, Earley, Wokingham, RG6 1BU.		
Proposal:	Householder application for the proposed erection of a two-storey front extension incorporating a new entrance canopy, alongside the partial conversion of the rear garage with associated fenestration alterations to the front, side and rear elevations.		
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 photos show a second structure to the rear of the garage, which is not included on the drawings, nor can I see has permission. We will need to understand the purpose of this building and it's relationship with the proposed changes to the garage

The parking area to the front of the dwelling will be increased in size to accommodate 3 cars. Therefore it will be important to include some landscape planting to the front of the site between the existing wall and the edge of the parking area, to mitigate for the increased area of hard standing and to contribute to the character of existing street scene in accordance with Local Plan policy CC03. The new hedgerow will need to be shown on the Site Plan showing the revised parking area.

Conditions & Reasons (if required)

CL4 – Landscaping

Date:	18 th August 2025	Signed:	C. Brimble
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