

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250641
Address:	Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU.		
Proposal:	Full application for the proposed erection of 1No. 2 bedroom dwelling along with the proposed change of use of the existing building to 6No. dwellings consisting of 3 x 2 bedroom and 3 x 1 bedroom flats, plus internal changes and changes to fenestration. Followed by the demolition of the existing rear coach house. (part retrospective)		
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 located facing Wargrave High Street which is a Green Route. There are no protected trees or landscaping within the site. The building is Grade 2 listed.

I have no objections to the proposals as there is no impact from development on existing landscape features.

I can see from the Block Plan there is some space available for greening and perhaps large enough for a communal garden. In order to comply with Policy CC03 of the Local Plan I require a Landscape Scheme that includes a space for a communal garden that can accommodate some high quality planting with some trees, and planters that can be looked after by the residents. Surfacing should be a combination of soft lawn and paving. Attention should be paid to the vertical as well as horizontal elements of the space and a combination of brick walls and trellis perhaps to create a sunny courtyard space.

Conditions & Reasons (if required)

CL4 – Landscape Scheme to include hard and soft landscape proposals, means of enclosure, surfacing, access, furniture / planters.

Date:	13.5.25	Signed:	B. Crafer
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