

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	242906
Address:	Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA.		
Proposal:	Application to vary conditions 2, 3, 4 and 5 of planning consent 241301 for the proposed erection of 1 no. self-build detached dwelling. Condition 2 refers to the approved details, 3 to external materials, 4 to boundary treatments and 5 to a landscaping scheme, and the variation is for alteration of the elevations and inclusion of a first floor to the dwelling, plus changes to the wording of conditions 3, 4 and 5 to reflect submitted details.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

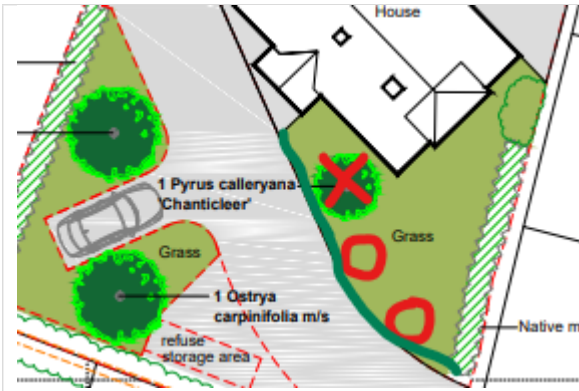
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have no objection to the proposed changes to the dwelling.

A Soft Landscape drawing has been provided to detail the landscape proposals. In order to agree to the revised landscape condition, the following changes to the drawing will need to be made:

- The Pyrus calleyana 'Chanticleer' is located fairly close to the proposed dwelling. I suggested this is moved further way from the dwelling to avoid problems with the house in the future and I would also like to see another tree also planted along the front boundary. See suggested locations as red circles in the extract below.
- The front boundary should also be defined by a hedgerow, shown in green below.
- We will need to understand the type of hard materials used for the drive and the patio to the rear of the dwelling.



The landscape plan will need to be updated to show these changes.

Date:	12 th December 2024	Signed:	C. Brimble
--------------	--------------------------------	----------------	------------