

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242573
Address:	Houndsford Lodge, Station Road, Wargrave, Wokingham, RG10 8EU.		
Proposal:	Application for submission details to comply with the following conditions of planning consent 240061 dated 05.07.2024. Condition 3 relates to external materials, condition 4 relates to landscaping.		
Type of Development:			
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

Condition 3: external materials

I refer to submission letter CRP/bb/2392 Oct 24.

From a landscape perspective the exterior of the garage uses similar materials to the existing, so will not be unduly out of character in the street scene. I have no objection to discharge of the condition.

Condition 4: landscaping

I refer to submissions 2392/SK.3 – Landscaping scheme and letter CRP/bb/2392 Oct 24.

Two pleached photinias are to be planted adjacent to the existing boundary wall on the footpath to/from the garage and garden. I estimate the width of the footpath to be 1m. Whatever is planted it must be in the 'interests of visual amenity', as stated in the condition reason. Pleached photinias of the size required in this scheme to create the public visual amenity lost when the birch was removed are grown in the nursery to be 30cm to 40cm wide. This leaves very little room to pass along the foot path, making the landscaping suggestion impractical. It may be that the applicant intends the plants to be tall enough to grow over the top of the wall, in which case

the canopy could be partly accommodated by the wall width. This is erroneously not stated in the submission - the condition states that a landscaping plan must include 'planting sizes'. Please could these points be clarified.

N.B. A single, standard sized silver birch tree, planted near the roadside boundary wall, but to the east of the garage, could comply with the condition.

Conditions & Reasons (if required)			
n/a			
Date:	29.10.24	Signed:	C Ramsey