

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252527
Address:	50 Scots Drive, Wokingham, RG41 3XE.		
Proposal:	Full application for the proposed conversion of existing outbuilding into a self-contained residential unit (Use Class C3) along with associated provision of private amenity space, bin storage and car and cycle parking. (retrospective)		
Type of Development:	Other Change of Use		
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

There are no protected trees on the site.

The site is a single storey bungalow with a detached garage to the northern boundary set back from the main house with the frontage almost level with the rear wall of the main house. I note there is a privet hedge to the front of the site which should remain in accordance with Policy CC032/d which requires trees, hedges and other landscape features be protected during development.

I note that there is no structural boundary fence between the site and the neighbouring dwelling at No. 52. Due to the layout of the dwellings the plot boundaries are marked by small scale features such as low hedges / planting or dwarf walls. The existing hedge provides a relief from the built surfacing and structures. The addition of a low key hedge may further enhance the boundary, especially where there might be more activity on the site, although the space looks very tight and nothing is included on the Proposed Plans other than an area that looks to be covered with grass. Returning the area to grass which is a permeable surface is preferred to more hard surfacing.

As a condition – I would like to see confirmed landscape proposals for the front of the house including boundary treatments, both new and retained (as in the front

hedge) and proposals for the front garden, which I recommend are soft e.g. grass (not plastic turf) , but a lawn seeded with a 'Flowering Lawn' mix such as <https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/> or similar. This lawn can be mown short as a traditional lawn would be but contains a mix of low growing wildflowers as well as grasses.

Conditions & Reasons (if required)			
CL4 – Simple Landscape Plan – see above in accordance with Policies CP1, CP3 and CC03.			
Date:	13.11.25	Signed:	BRC