

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251178
Address:	The Old Vicarage, Church Lane, Grazeley, Wokingham, RG7 1LD.		
Proposal:	Householder application for the proposed erection of 1no. detached two storey outbuilding consisting of garage / workshop with habitable accommodation on first floor plus widening of existing driveway.		
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 is in Countryside, Grazeley Area of Special Character and Proposed Valued Landscape Areas 'Ridge and Rivers'. A Horse Chestnut tree has been registered on the Ancient Tree Inventory (ATI), number 66331 as a Veteran. From the ATI records this appears to be growing on the west side of the driveway. There are glimpsed views through to the property from the public highway, public right of way SHIN30 and Grazeley Village Hall.

Further to Coralie Ramsey's earlier comments dated 26th June 2025, an Arboricultural Impact Assessment (AIA) has now been provided by GHA Trees and dated 28th July 2025.

The AIA indicates that a number of orchard trees will be removed in addition to the one tree that is in conflict with the location of the proposed building. Although these are relatively small trees and might not have a significantly long life, they contribute to the character of the wider landscape in which the site is located, therefore it is unclear why these might be removed. The AIA also indicates the Horse Chestnut adjacent to the existing site entrance is also shown to be removed as it has a limited life expectancy, however as mentioned above this is identified as a veteran tree and therefore should be retained.

In considering the location and size of the proposed four bay, two storey garage in the countryside, I find this is a significant size being over 7m high. Although the site sits in a considerable sized plot, the location of the proposed garage is located adjacent to the eastern boundary which is open to the wider countryside and not in the direct curtilage of the existing dwelling. Due to its size and location being close to the road the proposed building is of a scale, mass and design such that it will look like a house and therefore will be out of keeping with the existing openness of the countryside location.

It appears from the site photos there is substantial area of parking on the western side of the dwelling which is currently used by the applicant, whereas the access on the eastern side of the dwelling was used to service the existing coach house which has now got permission to be replaced with an extension to the dwelling. Therefore, this application for a large garage and increased drive area will extend even further the built elements away from the dwelling and further urbanise the rural landscape setting of this property. I am therefore unable to support this proposal of a garage of this size and in this location due to the cumulative impacts of the removal of trees as shown in the AIA and effects of the new two storey building in the rural landscape. This is contrary to Core Strategy policy CP3 and Local Plan policies CC03 & TB21.

The applicant has provided a plan showing various options for the garage and I would suggest that option 1 would be more appropriately located than the current proposal as it adjacent to the main area of parking for the property and reduces the development footprint into the undeveloped garden and orchard to the east of the dwelling. A change in location and size of the garage will have a reduced impact on the surrounding countryside and will directly relate to the property, and I suggest this is considered further.

Conditions & Reasons (if required)			
N/A			
Date:	9 th September 2025	Signed:	C. Brimble