

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251758
Address:	145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Application to vary conditions 2, 5 and 6 of planning consent 240972 for the proposed erection of a new replacement dwelling and garage. Following demolition of existing residential dwelling. Condition 2 refers to the approved details, 5 to tree protection and 6 to landscaping, and the variation is to alter the design of the dwelling, make the garage into a detached structure and to update tree protection and landscaping details in accordance with this.		
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

Condition 5 - Tree Protection

A revised set of arboricultural drawings are submitted revised and updated on 7.8.25 including a Tree Protection Plan – Rev. D which is acceptable. I note trees T1 and T9 – both Ash are suffering from Chalara – which means the fact the garage is not making an incursion into the root protection area of this tree being an issue. T2 Holly is also being removed. I note that a replacement tree – Hornbeam is being proposed, but it would be advantageous to replace each of the lost trees on this boundary using large native species tree such as Oak, Lime, Chestnut in addition to the Hornbeam, which is the prevailing character of Nash Grove Lane.

Condition 6 – Landscaping

A revised and updated Soft Landscape Proposals drawing PR124519 – 11 Rev. E is submitted and I have no objection to it providing it is planted up in accordance

with the plan, and 2 more large species replacement trees are proposed to the northern boundary. .

Conditions & Reasons (if required)			
Date:	22.9.25	Signed:	B. Crafer