

# MEMORANDUM

|                             |                                                                                                                                                               |                |        |
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| <b>From:</b>                | Catherine Brimble<br>Senior Landscape Officer                                                                                                                 |                |        |
| <b>Service</b>              | WBC Landscape and Trees                                                                                                                                       | <b>App No:</b> | 252927 |
| <b>Address:</b>             | 43 Old Bath Road, Sonning, Wokingham, RG4 6SY.                                                                                                                |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping, following demolition of the existing dwelling. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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The previous application for a replacement dwelling (251852) on this site was withdrawn, and this application has now been submitted for a replacement dwelling of a slightly reduced size. Stuart Ryder our Landscape Consultant made comments on the withdrawn application and some of these are relevant to this application, and I have incorporated these it to my comments.

There is a tree preservation order at 45 Old Bath Road, TPO-0946-1999, with an Oak tree listed, however the AIA reports at Paragraph 2.4 that no Oak tree was present in the position shown at the time of survey. I have checked our records and find that this tree was granted consent for removal in November 2013.

The application plans show that the house is to be located in a similar position but is broader filling more of the plot. It will appear more substantial as it spreads across more of the plot. It will however match other properties that have been redeveloped in a similar way along the street. The proposed double garage is in a similar position to the existing double garage which is set back to the rear of the dwelling. I don't consider there will be any additional impact on the off-site tree T13 as a result of these current proposals. I have no objection to the removal of T1 & T2 which are small low quality garden trees.

Landscape character wise I have no concerns to raise given the nature of other contemporary development filling the full width of the plots. The presentation and relationship of the house to Old Bath Road would be improved with the planting of a number of trees within the front garden that will reach a moderate size on maturity which will contribute to the verdant character of the road. Landscape details can be submitted though a condition.

The site plan doesn't indicate any front boundary treatments so retains the open nature of this part of the road and is acceptable.

#### **Conditions & Reasons (if required)**

The following standard conditions will need to be included if consent is granted for this application:

CC1 – Boundary Treatment  
CL4 – Landscape details  
CL6 – Retention of trees and shrubs  
CL7 – Protection of trees

|              |                               |                |            |
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| <b>Date:</b> | 15 <sup>th</sup> January 2026 | <b>Signed:</b> | C. Brimble |
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