

MEMORANDUM

From:	Stuart Ryder Landscape Architect (Consultant)		
Service	WBC Landscape and Trees	App No:	251912
Address:	Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with 2 no. carports, front wall and entrance gates and associated landscaping, following demolition of the existing dwelling and outbuildings.		
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

Thank you for consulting the Trees and Landscape Team on this paired application for Silver Birches on Heath Ride at Finchampstead.

It is this application of the two (please see 251783) that has a greater potential to affect the publicly appreciated street scene along Heath Ride.

My comments are split between arboricultural, landscape and visual implications.

Arboricultural implications

Are minimal with the proposed replacement dwelling effectively taking the position of the existing house on Site. The Duckworth Arboriculture Ltd Arboricultural Impact Assessment (AIA) dated September 2025 indicates that there are no trees or hedgerows planned for removal.

The AIA does identify two minor incursions of an estimated 1% into the Root Protection Areas (RPA's) of trees that are located in the 1997 Area TPO. The cause for this incursions are a set of steps from the new property and the proposed front garden brick wall boundary. The incursions are considered minor and with the

identified mitigation of hand digging the foundations in this area are considered acceptable following the methodology and supervision as detailed in the AIA.

Landscape and Visual Implications

These are considered together as they are interlinked at this Site.

The replacement of the existing dwelling house with the more contemporary design in the same location is considered acceptable in landscape and visual terms as it is replacing one house with another and there are no fundamental objections.

However when you travel along Heath Ride its Streetscene character is based on the ability to look down longer drives to more substantial dwellings set beyond. The proposed boundary gate at 2.4m set close to the road would not allow this and would appear as a heavy response when compared to others along the road. There is a risk that it would appear like a 'gated community' and separated from the rest of the street.

There would appear to be two possible design alternatives to improve how the front boundary addresses the Heath Ride and that is either to:

- Keep the boundary in the same position but reduce down the height of the barrier to 1.2m or similar to allow a view over the top of it to the drive and property beyond; or
- Retreat the 2.4m high gates further into the Site to nearer the proposed car port to allow a view down the drive to be taken from Heath Ride rather than presenting a 'security' height fence to the attractive road frontage.

Conditions & Reasons (if required)

In addition to two standard tree retention and protection conditions I suggest a bespoke condition that addresses the hard landscaping that is the front boundary to the property.

Hard Landscape to front of property

Submit and agree in writing with Wokingham Borough Council the hard landscape treatment of the proposals to the front of the property between Heath Ride and the proposed replacement dwelling. The proposals should include details of retained and proposed surfaces, boundary walls and gates and other site features such as lighting.

Reason – To retain the quality of the Streetscene along Heath Ride.

Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason - To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Protection of trees

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason - To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Date:	24/10/25	Signed:	Stuart Ryder
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