

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252260
Address:	Rivendell, Church Lane, Arborfield, Wokingham, RG2 9JA.		
Proposal:	Householder application for the proposed erection of a detached single-storey annexe with dual-pitched roof finished in red Redland 49 tiles and a small flat roof section finished with single-ply felt, incorporating rendered external walls in magnolia and white PVCu double glazed windows and doors, following the demolition of a derelict outbuilding.(Part-Retrospective)		
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 the countryside and is within landscape character area Arborfield Cross and Barkham Settled and Farmed Clay – a moderate quality landscape.

There are no protected trees on the site, but trees are an important element of the site setting, and it is clear when consulting overhead mapping that the development has used a substantial part of the western rear garden for both the footprint of the detached single storey annexe, and the amount of hard standing required to access it.

I note that the root protection area of at least one mature tree has been encroached, and there is other western boundary vegetation where incursions from development looked unavoidable.

It is difficult to assess nay potential damage to tree roots – but if there is damage this looks to be minimal overall.

I have no objection based on adverse impact on existing landscape features.

The development represents a substantial addition of built form within the overall plot which also contains a detached garage behind which the retrospective development is located.

Conditions & Reasons (if required)			
Date:	11.11.25	Signed:	B. Crafer