

CONSULTATION FROM ADJOINING LA **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 October 2024

Application Number: 242324

Location: Dukes Field Cottage, Norton Road, Riseley, Reading, RG7 1SH

Proposal: Consultation from Hart District Council for the following proposal: The erection of a three bedroom dwellinghouse with associated car and cycle parking, access, refuse storage and landscaping following demolition of the existing Old School House.

Recommendation: Objections

Reasons

1. The proposal would have an impact on:

- It would result in the loss of an important woodland buffer between Riseley Village within Wokingham and the recent residential development to the south of the boundary within Hart. The loss of this woodland would fail to maintain the separate identity of settlements.
- The proposal would result in the fragmentation and isolation of green infrastructure and have a detrimental impact on the landscape character of the area. This is contrary to WBC Managing Development Delivery (MDD) Local Plan policies CC03 and TB21.
- The proposal would not protect and retain existing trees, hedges and other landscape features and there would be an associated impact on wildlife habitats contrary to MDD Local Plan policies CC03 and TB21.
- It seems likely that the roots of T14, T15, T6 and T7 as identified in the arb assessment are within the site and more than 20% of those will be in the area of built form. 20% RPA incursion is the maximum amount stated in the BS5837:2012. This means the scheme is not tenable in tree terms.
- Potential adverse impact on The Devils Highway Roman Road which is of special archaeological importance.
- The site is within an unsustainable location with a lack of services and other amenities within walking distance from the site.

Recommendation and conditions/reasons agreed:



Date: 14/10/24

REMEMBER - The earliest date for a decision on this application is: **2 October 2024**