

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	261430
Address:	93 Reading Road, Finchampstead, Wokingham, RG40 4RD.		
Proposal:	Full application for the retention of the existing bungalow pursuant to planning appeal APP/X0360/W/19/3223708 without complying with condition 10 requiring demolition of existing dwelling prior to occupation of the proposed dwelling, plus landscaping, removal of existing static caravan and associated works.		
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

I am unable to support the retention of the bungalow as this is not in accordance with condition 10 of appeal decision APP/X0360/W/19/3223708 which requires the removal of the bungalow prior to occupation of the new dwelling.

The inspector for the appeal identified that there would be no harm to the existing character from the new dwelling and included a landscape condition in the approval. The purpose of the landscape condition was to require a landscape scheme to help mitigate and integrate the proposed development into the wider countryside character and adjacent Green Route.

A landscape scheme was submitted and approved under application 201382 which indicated new planting in the location of the existing bungalow. If the bungalow is retained the approved landscape scheme cannot be implemented and therefore this will be contrary to CC03.

Conditions & Reasons (if required)

N/A

Date:	22 nd July 2026	Signed:	C. Brimble
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