

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Drainage	App No:	260237
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Application for the submission of details to comply with Condition 3 (Landscaping) of planning permission ref. 243135		
Type of Development:			
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 landscape condition required that a landscape scheme needed to be submitted and approved prior to commencement of the proposed development. As the outbuilding is almost complete the trigger for this condition has not been met.

The Landscape Plan provided shows proposed planting on the boundary with the M4 and the adjacent site in an area of land to the east of the outbuilding. The plan also includes additional hard standing that has not been approved. The drawing doesn't indicate where the boundary fencing is located and I presume the proposed planting will be planted adjacent to the boundary fence.

The Landscape documents indicates that there will be a need to remove the existing hard surfacing and provide a continuous strip of soft ground 1.5m wide along these boundaries to enable the planting to occur. Section 6.0 of the document will need to ensure additional good quality topsoil will be provided to allow sufficient growing medium.

Although I have no objection to the proposed planting set out in the landscape document, I am currently unable to approve a landscape plan showing unauthorised hardstanding in an area which should be garden.

Date:	1 st April 2026	Signed:	C. Brimble
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