

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	261956
Address:	Brookside, Forest Road, Binfield, Wokingham, RG40 5SA.		
Proposal:	Householder application for the proposed erection of a two-storey front extension, part single storey part two storey side/rear extension including the erection of an internal ancillary annexe, following demolition of existing conservatory, partial demolition of existing garage and removal of first-floor roof above garage.		
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 located on the north side of Forest Road, a Green Route, the site is within the countryside. Forest Road is a long straight route connecting Wokingham with Binfield and it is characterised linear groups of dwellings facing south. Brookside is the start of the primary group of dwellings that finish with a dwelling known as Tailend. Brookside is a large plot almost 4 times the width of the neighbouring semi-detached dwellings; Little Binfield House and Sarandi. To the west of Brookside is an area of woodland priority habitat.

There are no protected trees on the site and it is not in the Conservation Area.

The site is located within landscape character area I1 'Ashridge Farmed Clay Lowland a moderate quality landscape. It is a simple farmed landscape dominated by open arable fields and some pasture, with mature hedgerow trees marking former hedge lines. Wooded horizons created by large deciduous blocks line a subtle ridgeline, cut by a network of small tributary streams. Settlement is focused on ribbon development along the local roads, scattered farmsteads and manor houses.

Key characteristics of I1 LCA include;

- Waterlogged clay soils have resulted in numerous farm ponds, drainage channel and small watercourses. Large geometric blocks of deciduous woodland, often BAP priority habitat and some of ancient origin, create wooded horizons. Many are designated as LWS.
- Agricultural landscape defined by large, open, geometric arable fields of irregular shape. Hedgerows are largely lost or denuded, although mature oak standards remain a common feature of fields and along roadsides.
- Sparse settlement comprising ribbon settlement along straight and narrow roads with banks and ditches, lined by woodland. This grid pattern reflects post-medieval routes through the former forest landscape, which once fell within The Royal Forest of Windsor.
- The open landscape allows framed and distant views over the surrounding area including to the northern edge of Wokingham town, with its prominent church spire and east to the woodland in neighbouring Bracknell Forest

The landscape strategy for LCA I1 is to conserve and enhance the rural character. In terms of development the aim is to conserve the sparse settlement pattern through controlling development.

The existing site consists of a chalet style bungalow, set back and facing Forest Road. To the rear of the dwelling is another similar looking building and behind that 2 stable blocks. The site is characterised by fruit trees and woodland to the west which provides a setting to the site and some screening. The plot is the largest along this part of Forest Road 152m long x 42m wide.

An 'Arboricultural Method Statement, Impact Assessment and Tree Protection Plan' report is submitted with the application. Of the 12 trees surveyed 1 tree (a Pear tree) conflicts with the development. This is a 'C' category tree and can be replaced within the site. There is an 'A' quality Oak tree in the front part of the site adjacent to the road which reflects the character of the area.

The Tree Protection Plan shows use of Ground Protection to T11 and T12 where hard landscaping is proposed, although it is not clear at this stage what that will consist of, and this should be addressed in an updated AMS required as a condition. No area on the Tree Protection Plan has been identified for parking of vehicles and deliveries associated with the construction, this too should be identified within a revised and updated AMS/ Tree Protection Plan as a condition.

The proposed layout appears to double the footprint of the existing dwelling, and it is significantly larger than the neighbouring Little Binfield House. However, the dwelling proposed is very different in character to the neighbouring dwellings and the fact that it is located at the start of the dwellings along this part of Forest Road means there is scope for an enlargement of the existing dwelling but within the scale of the setting. The existing retained trees help to provide this.

I have no objection to the proposals, however I would like to see the front boundary hedgerow enhanced with an extra row of planting to the rear, and for the existing hedge facing the road to be ameliorated with a good quality mulch. The tree lost to development should be replaced and 2/3 native trees planted within the front of the site to provide successional planting set back within the western side of the site.

A revised and updated Arboricultural Assessment to include small contractor compound, and proposals for hard paving within the RPA of T11 and T12.

Conditions & Reasons (if required)			
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Conditions			
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CL7 - Revised and update AMS (see above)			
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CL5 – Replacement tree planting, and enhancement to the native hedgerow to Forest Road (see above)			
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Date:	8.9.26	Signed:	BRC
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