

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251187
Address:	281-283, Loddon Bridge Road, Reading, RG5 4BE.		
Proposal:	Full application for the change of use of 283 Loddon Bridge Road to a dental practice, to be used in conjunction with the existing dental practice at 281 Loddon Bridge Road. Including the addition of an open sided canopy link.		
Type of Development:	Other Change of Use		
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 a road of mature properties under mixed use, set back from the road behind large publicly owned front grass verges. The verges lend important green infrastructure to the houses as many front gardens, including at no. 281, are now hard-surface driveways. Properties have been altered over time.

I refer to submissions and information planning statement CB/AP640; landscaping details; existing and proposed east elevation SP640/05 4.25: proposed site layout plan SP/640 04 1.5.25 and application form PP-14029383 19.5.25.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The application form states that there are no trees or hedges on the development site, public image views appear to disprove this. However, in this instance, they would not be impacted by the development as they are not proximate.

Many of the front verges have been denuded/disappeared over time, to the detriment of the character of the area. This proposal is likely to involve removal of more green infrastructure for carparking, I have suggested a condition to enable the application to comply with policies such as CC03, CP3, TB21 and R23 of the Design Guide.

The structure is discrete in design and set back, so I suggest it will not unduly impact public views any more than the existing built forms.

Conditions & Reasons (if required)			
CL4: Landscaping			
Date:	29.5.25	Signed:	C Ramsey