

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	253109
Address:	20 Culver Lane, Earley, Wokingham, RG6 1DT.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping, removal of the existing side access, and extension of the veranda of an existing outbuilding.		
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

The site is located in an established area of Earley.

I note that no tree information was required, and there is little to no existing landscaping on the site currently.

As the proposals are to replace an existing dwelling I have no objection'

I have observed The Proposed Landscaping Plan, I cannot see where the Portugese laurel is proposed, I assume it is to the front and side boundary opposite the parking. Other species proposed are coniferous plants which will extend a short distance over the top of the wall and barely help to mitigate the impact of the built form. I assume that the surfacing of the car park will remain as gravel.

From a design point of view it would be interesting to know which brick, and brick bond will be used for the wall, and we need to know how high the wall is and the height of the railings part of the wall. To be able to see vegetation through the railings would help to mitigate the perception of this dwelling from Culver Lane.

In terms of urban design – this is a corner plot but the addition of a larger house and the use of 1.96m high brick walling along the Eastcourt Road frontage results in large areas of blank walling, and hardly any perception of landscape which would help to mitigate the visual impact of such development as this. The addition of the outbuilding in the rear garden reduces the garden space down to just under 7m in depth, and the garage building will just add more unmitigated built form in a small space.

Conditions & Reasons (if required)			
Date:	21.4.26	Signed:	BRC