

MEMORANDUM

From:	Lindsey Abbott Landscape Consultant		
Service	WBC Landscape and Trees	App No:	252167
Address:	11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD.		
Proposal:	Full application for the proposed material change of use from amenity land to residential to facilitate the erection a single storey side/rear extension with installation of roof lights and erection of outbuilding (part retrospective).		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes – 09.12.2025, with permission via agent		

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 writing to request additional information about the scheme before making a determination on your planning application for the proposed material change of use from amenity land to residential to facilitate the erection of a single storey side/rear extension with installation of roof lights and a outbuilding (retrospective) to the south of the single family dwelling.

There are no previous planning applications for this Site location on the Wokingham Borough Council planning portal:

<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>.

The Site is a single-family dwelling within a new estate by Carlton Design Partnership and Taylor Wimpey built within the last two years. Dated from 10/2023, cropped Master Plan and Soft Landscape drawings for the area where the Site is located have been included for reference within the Planning Statement that was submitted as supporting documentation with this application.

I am highlighting some concerns with the application for this Site's proposed development, including the extension, the retrospective outbuilding, and the material

change, conversion and extension of the detached garage into a possible workshop with entry from the rear garden, which was observed during a site visit on 9th December 2025. I would like additional information from the applicant with regard to the following:

1. **Built Form without prior Planning Permission** - An outbuilding south of the dwelling, a converted and extended garage northeast of the dwelling and hardstanding around the side of the dwelling have been constructed without planning permission.
2. **Outbuilding (retrospective planning permission) and Estate Green Spaces** - In principle, I have no objection to the constructed outbuilding to the south of the dwelling. This outbuilding's location does cause some minor fragmentation to the linear 'hedgerow edge grassland,' as labelled in the previously-referenced Taylor Wimpey Soft Landscape drawing. The outbuilding's concrete pad (as per the Planning Statement) has been construction on top of the root protection zone of the existing multi-stemmed Hawthorne tree (*Crataegus monogyna*), but as this tree is not subject to statutory protection, its impact is not considered enforceable. The various garden materials between the outbuilding and fence (to the west) further break up this green linear space.
3. **Access and Build-up of Hardstanding Area** - The proposed extension to the dwelling offers only a mere 900mm distance between the built form and the boundary line (a fence) to the west, as per drawing *Proposed Plan and Elevations* (ref: AL 01695, Archytas, Aug 2025). I have concerns about whether access will be needed at this point and request clarification. I also have concerns over issues related to the build-up of levels to form the hardstanding area to the west side of the dwelling and how these might be addressed as part of the proposal.
4. **Proposed Planting** - The Proposed Ground Floor Plan is annotated as "new planting to be agreed" along the existing fence / Site boundary line to the west of dwelling and "existing un-maintained vegetation to be removed" (the bramble area) to the north of the dwelling. (Ref: Plan Drawing - AL 01695, Archytas, redrawn 18/11/2025) I have concerns about whether there is sufficient space to plant between the extension and the fences, especially if access is required here (as per the above comment). I am also concerned about the existing hardstanding, which would need to be removed in this area, and how the change in levels allow (or do not allow) for planting along this boundary. To gather more information (and as a condition), I would like to see a landscape plan that provides more detail, including plant species, sizes, numbers and densities, etc.
5. **Built Form and Reduced Permeability** - The proposed development, including the garage extension, outbuilding, converted and extended garage, and sheds located in the rear garden, represent a substantial addition of built form within the overall plot and reduce the Site's permeable area and ability to manage stormwater sustainable. The proposed soakaway is noted and

recognised as a component of a Sustainable Drainage System (SuDS), however its success hinges on the permeable quality of the soil.

6. **Grade Change** – It is unclear what the intention is for the existing hardstanding near the bramble area, other than “existing un-maintained vegetation to be removed” as noted in the Proposed Ground Floor Plan. (Ref: Plan Drawing - AL 01695, Archytys, redrawn 18/11/2025). I would like clarification whether the garden level be raised in this space and what planting is proposed.

These comments should be reviewed in conjunction with photos taken during the Site visit on 9th December 2025 and comments made by the Ecologist and other relevant advisors.

Conditions & Reasons (if required)

If the application is approved the following conditions will be required:

CL4 – Simple Landscape Plan – see above in accordance with Policies CP1, CP3 and CC03.

CB3 – Site Levels (amended to request a plan at a scale of 1:200)

Date:	16/12/2025	Signed:	L. Abbott
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