PLANNING REF : 262291
PROPERTY ADDRESS : Shinfield Parish Council
: School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Kalsi-Spiller Mara
DATE SUBMITTED : 11/11/2026

COMMENTS:
Shinfield Parish Council objects to this application. The Council notes that the land subject to this application forms part of the landscaping scheme approved under planning permission F/2013/2567 (130086) and subsequently approved through application 162565, which discharged Condition 4 (Landscaping). The discharge of Condition 4 specifically approved drawing LIN/100-01, the planting schedule and the specification for soft landscaping and planting.
Condition 4 of the original permission required:
"Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping..."
The reason for the condition was:
"To ensure adequate planting in the interests of visual amenity."
The Council notes that the approved landscaping scheme was designed following the demolition of the original dwelling and associated outbuildings and garages that previously occupied the site. The approved landscaping drawing LIN/100-01 removed the former garage structure and replaced it with soft landscaping, creating a more open and attractive entrance to the development. The area now proposed to be enclosed was therefore not intended to become private garden land but was deliberately incorporated into the approved landscape
framework and site layout.
The approved landscaping documentation demonstrates that the land was intentionally designed and planted as part of the overall development rather than as residual or incidental land. The proposal would
fore result in the loss and privatisation of landscaping that was specifically approved by the Local Planning Authority to satisfy a planning condition and contribute to the visual quality of the development.
The proposed change of use and erection of fencing would introduce a domestic boundary treatment into an area intended to remain open and landscaped in character. The Council considers that this would diminish the visual amenity benefits secured through the original permission, undermine the approved landscaping strategy for the site and erode the openness that was intentionally created through the redevelopment.
The Council further notes that a roadside tree formerly protected by TPO 1199/2007 was removed pursuant to application 210619 and has subse quently been replaced. The Local Planning Authority should satisfy itself that the replacement tree continues to receive the appropriate level of protection and that the proposed extension of the residential curtilage and erection of fencing would not adversely affect its setting, root protection area, long-term retention, visual prominence or contribution to the street scene.
The Council is concerned that incorporating this land into a private garden could create future pressure for pruning, reduction or removal of the replacement tree, thereby diminishing an important landscape feature.
The Council is also concerned that approval would establish an undesirable precedent whereby approved landscaped areas within

housing developments could progressively be absorbed into private residential curtilages, resulting in the gradual erosion of the character and appearance of developments as originally approved. The proposal is considered contrary to the objectives of the approved landscaping scheme and conflictswith the following planning policies:

National Planning Policy Framework, Section 12 (Achieving Well-Designed Places), which requires development to add to the overall quality of an area, be visually attractive and sympathetic to local character, and create places with a high standard of amenity.

Core Strategy Policy CP3 (General Principles for Development), which requires development to be of a high quality design that respects, retains and enhances the character and appearance of the area.
Core Strategy Policy CP11 (Amenity), which seeks to protect and maintain the environmental qualities and amenity of existing and future occupiers.
Managing Development Delivery Local Plan Policy TB21 (Design and the Quality of the Environment), which requires development to respond positively to local character and make a positive contribution to the quality of the environment.
Managing Development Delivery Local Plan Policy TB22 (Landscape, Heritage and Trees), which seeks the protection and enhancement of landscapefeatures, trees and planting that contribute to the character and appearance of the area.
The Council therefore requests that the Local Planning Authority carefully consider the purpose and function of the land within the approved landscaping scheme, thevisual amenity objectives secured by Condition 4 of planning permission F/2013/2567, the impact of the proposal on the approved landscape design and open entrance to the development, the implications of enclosing land that forms part of the approved landscaping strategy, and the ongoing protection and setting of the replacement tree associated with TPO 1199/ 2007.