

MEMORANDUM

From:	Stuart Ryder Landscape Architect (Consultant)		
Service	WBC Landscape and Trees	App No:	251567
Address:	82 Cannock Way, Earley, Wokingham, RG6 4EF.		
Proposal:	Full application for the proposed erection of a single storey side extension to existing ground floor flat.		
Type of Development:	Minor All other developments		
Site Visit Made:	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 proposals are to build a single storey extension of approximately 20m² to south side of a ground floor flat at this four unit building in Cannock Way.

The DAS and Planning statement at 3.5 states:

3.5 Landscaping: The existing private garden area will be retained. The extension occupies only a portion of this space, and no existing hedging, trees, or other significant landscape features will be removed or affected.

However when I inspect the Site using Google Earth taken in July 2022 there appears to be mature planting, including a hedge to the south side of the property.



Planting circled in proposed Site area.

I am however satisfied that the planting is not critical to the character of the space and does not contribute significantly to the communal area to the north that a number of residents in the area must pass through and appreciate as their immediate external realm.

This planting may also have been removed since the 2022 date of the photograph.

However two issues may arise that I feel can only be assessed on Site that I am currently unable to attend:

- Overbearance to the property to the south (understood to be No.74) if the planting is removed and replaced with the built form of the proposed extension; and
- The quantum of functioning garden left at No.82.

If you are attending Site as part of your determination process I would recommend consideration of these points on the ground.

Conditions & Reasons (if required)

I do not suggest any conditions related to trees, hedges or landscape character matters.

Date
:

9/9/25

Signed
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Stuart Ryder