

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250464
Address:	299 Wokingham Road, Earley, Wokingham, RG6 7DU.		
Proposal:	Full application for the proposed demolition of existing house, construction of front wall and gates, extension of existing dropped kerb. (part-retrospective)		
Type of Development:	Minor All other developments		
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 along Wokingham Road, Earley – a Green Route as identified on the Designations Plan and Policy CC03. The Green Route designation is applied to key routes in the borough that are characterised by mature trees and landscaped plot boundaries. Many of the trees lining these routes are either Veteran trees or protected by TPO.

The site is within the Earley major development area and located close to the corner of Wokingham Road with Station Road, within easy reach of the railway.

Until recently the site was covered with vegetation, but all of this has been clear felled and removed completely along with a derelict house that stood within which was deemed unsafe and needed to be demolished.

Where sites contain vegetation it is a requirement to submit tree information in the form of an Arboricultural Impact Assessment to BS5837:2012 in order that important trees are retained and protected in accordance with Policy CC03d. of the Local Plan. In this case no information was received and the site has been stripped and prepared for development.

It is not clear from the information how high the wall actually is and the gates have boarding against them. The garden boundaries appear to be completely fence with

2m high fencing. Boundary treatment to Wokingham Road should reflect the existing character of the road in this location. Please make sure that the existing retained / replacement boundaries treatments are clearly notated on landscape condition drawings.

As no trees or other vegetation is remaining on the site there is no need for an AIA however in order to restore the landscape character of the designated Green Route and something of the site character , a comprehensive landscape scheme will be required as a condition of planning in accordance with Policy CC03e and Policy CP3 in order to recover and provide a setting for development that fits with the existing character of the Green Route.

Conditions & Reasons (if required)			
Date:	31.3.25	Signed:	B. Crafer