

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250467
Address:	299 Wokingham Road, Earley, Wokingham, RG6 7DU.		
Proposal:	Full application for the proposed change of use of the land to allow installation of caravan for residential use, demolition of existing house, construction of front wall and gates and 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

A Planning Statement is submitted and a diagram of the residential caravan which the applicant intends to live in whilst constructing a dwelling, but there are no drawings attached of the proposed dwelling layout just the existing site prior to demolition of the derelict cottage, and a plan of the site with the caravan.

I object to the wholesale removal of all the vegetation on the existing site which has removed any means of potentially retaining vegetation that could enhance the site development.

The caravan and the gates and wall have already been installed. Within the new development care must be taken to ensure boundary treatments reflect the character of the Green Route in boundary treatments including landscaping in accordance with Policy CC03. There is no indication what of these features are permanent or temporary.

There is no indication of the proposed site layout as yet – however the following policies are important considerations for taking development on the site forward.

The Borough Design Guide provides information on a recognised approach to residential development and pre-considerations such as R1 which says '*residential*

development should contribute positively toward the historic or underlying character and quality of the local area'

Paragraph R2 states that *new housing should respond to its context taking opportunities presented by the physical characteristics of the site and surroundings including; existing features of value such as structures and landscape ; trees and hedgerows* in this case the character of the Green Route.

R3 states that *new housing should connect into and strengthen the existing network of streets and spaces.*

R4 states *new housing should relate to existing streets.*

R5 *There should be a clear distinction between public and private areas*

R6 *Building frontages should contribute to the safety and attractiveness of the street by providing natural surveillance from the windows that overlook the space and entrances that generate activity*

R7 *For each street building frontages must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area*

Policy CP3 of the CS states that planning permission will be granted for proposals that;

Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design, without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Maintain or enhance the ability of the site to support flora and fauna

Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping.

Policy CC03 requires that *proposals provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development*

Incorporate high quality, ideally native planting and landscaping as an integral part of the scheme

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