

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	250165
Address:	Tennis 33m From 32 Silver Fox Crescent 49m From Silver Fox Crescent, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA.		
Proposal:	Application to vary condition 2, 3, 21 and 22 of planning consent 230874 for the Full Planning application for the proposed erection of 1 no. self-build four bedroom detached dwelling with detached garage and parking. Condition 2, 3, 21 and 22 refers to Approved Details, Materials, Hard and Soft Landscaping and Tree Protection. The variation is to amend parts of the submitted approved details (condition 2), to discharge condition 3 (materials) by means of variation by submitting the proposed external materials to be used in the development in the form of a materials schedule, to discharge condition 21 by variation whereby development is to be implemented in accordance with a new submitted planting and landscaping plan and to amend condition 22 in order to be in accordance with the new submitted plans and statements.		
Type of Development:	Minor Dwellings (1-9)		
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

I have no objection to the variation of Condition 3 regarding materials.

A detailed Planting Plan has been provided with this application, however before I can agree to the variation to the wording of Condition 21 the following information needs to be provided on this drawing:

- The size of all plants and trees at the time of planting.
- The numbers and spacing of the plants making up the privet hedge.
- I presume the areas outside the planting beds and the paving is grass, and this will need to be indicated on the plan.

A revised Arboricultural Impact Assessment and Tree Protection Plan are provided, now showing the removal of hedgerow G1 to which I have no objection. The Tree Protection Plan will also need to show a working space for the construction of the double garage, therefore the location of the tree protection fencing for G2 will need to be amended to show ground protection at the back of the proposed garage. Once the drawing has been amended I can agree to the variation proposed for Condition 22.

Date:

10th February 2025

Signed:

C. Brimble