

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242945
Address:	Linden House, Bath Road, Hare Hatch, Wokingham, RG10 9SE.		
Proposal:	Full application for the proposed erection of 1No two storey detached dwelling with associated parking and landscaping, following demolition of existing garage and carport.		
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

The site is within Green Belt and Countryside, on the Green Route of the nationally arterial A4, Bath Road. Trees and hedges of public amenity value are a feature of the garden on a plot at the end of a few houses fronting the A4.

I refer to submissions and information 161117; planning statement; Arboricultural Impact Assessment GHA/DS/199260:24 25.11.24; site plan 24/LHHH/06 1/1 A 7.1.25; proposed southeast elevations 24/LHHH/03 1/1 A and Ecological appraisal Dec 24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside), CP12 - Green Belt and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy TB01: Development within the Green Belt, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

No trees are due to be removed, this appears to be because they have already been felled (Ecological appraisal 5.3.2). If the proposal were to receive consent a robust scheme of landscaping to include trees of amenity value would be required. As it stands, the house could be accommodated on the site without harm to existing trees if an appropriate tree protection scheme to BS5837:2012 were to be agreed. I could agree to the proposal from a tree perspective.

The planning statement suggests that the house would be 'infilling' within the Green Belt. I am unable to find that this would be case given that the plot is over a third of a kilometre west of the nearest property visible from the Green Route, being the buildings on Blakes Lane. It would also be some 10 times larger the then existing garage. In these ways I suggest the application does not contribute positively to the character of the area as it is contrary to Green Belt and Countryside policies such as CP11, CP12, TB1, TB06 and RD21 of the Design Guide and part 13 of the NPPF.

Overall, the application appears not to comply with the landscape parts of the policies and guidance listed above due to its size, scale massing and negative impact upon the Green Belt, Countryside and Green Route.

Conditions & Reasons (if required)			
n/a			
but if the authority were to consent to the application CL4:landscaping. CL6: retention of trees. CL7: protection of trees.			
Date:	14.1.25	Signed:	C Ramsey