

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252697
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Application to vary conditions 2 and 11 of planning consent 251223 for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings. Condition 2 refers to the approved details and 11 to foundation design, and the variation is to relocate the footprint of the consented dwelling by circa 1.8m to the south.		
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

In response to my comments dated 16th December 2025 a revised Arboricultural Report (Rev A) by Mark Welby and dated 21st January 2026 has been provided.

The Arboricultural Report makes reference to the re-use of the garage foundation or installation of mini piles; however, this is caveated by paragraph 5.34 which states:

Detailed designs for this are unavailable at this stage and will, therefore, need to be submitted under a planning condition, subject to arboricultural approval and sign-off.

We will therefore still need an assessment of the existing garage foundations by a structural engineer to understand if it can be reused and if it can't, details of the foundation design as set out in the Arboricultural Report will need to be provided as required by Condition 11 of approval 251223.

As previously discussed I have concerns regarding moving the proposed dwelling 1.8m further to the west and south in order to re-use the existing garage foundation

as this could have a greater impact on the retained trees. The revised Tree Protection Plan indicates these impacts can be addressed through the amended tree protection and therefore I have no further concerns regarding this issue.

As the revised location of dwelling is shown closer to the western boundary, the landscape scheme to be submitted for condition 8 will need to provide appropriate landscape treatment (hedgerow) to the western boundary of the site with the adjacent paddock. I suggest an informative is included to any approval given, indicated a hedgerow will be required along this boundary.

The indicative Surface Water Drainage Layout will need to be amended, and this would include the relocation of the below ground water tank. The tank should not be relocated further into the root protection area of the large Oak in the adjacent paddock. These details can be provided though condition 12 of original approval 251223.

Conditions & Reasons (if required)			
Suggested informative for landscape scheme to include hedgerow on the western boundary			
Date:	3 rd February 2026	Signed:	C. Brimble