

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252963
Address:	Land At, 178 Bearwood Road, Barkham, Wokingham, RG41 4SH.		
Proposal:	Householder application for the proposed erection of right and left side extensions, with 6no. rooflights, external fencing and changes to fenestration following the demolition of 3no. outbuildings, covered store and carport.		
Type of Development:	Other Householder		
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

Woodland around the site is protected by TPO 0087/1978, which is a woodland TPO. The protected trees are not affected by the proposed development.

The access, currently a gravel track is to be widened and extended northwards. The access will be increased to 4.45m wide where the woodstore, the shed and a car park are currently located beneath mixed woodland. The access extends 48m before turning north for 33m towards the lodge.

It is proposed to use a No Dig technique building up the new access road over the existing ground level, and it might be surfaced in gravel, although it isn't completely clear if the surface will be gravel from plans, but gravel is the optimum material.

A new fenceline is proposed behind the 2.5m depth parking area which extends beyond the new edge of the road.

An Arboricultural Statement is submitted which includes a Tree Protection Plan for both demolition and construction which is acceptable. The proposals do not adversely affect any existing protected trees, providing the No Dig procedure is used, which I understand is in place although there is no clarity on the final finish of

the access road. The surfacing of the driveway should be in a material that suits the woodland setting of the site. It is not clear from the proposals drawing what the driveway finish will be. There will also be new spaces created around the extended building where shrubs and scrub will have been removed, hard and soft landscape proposals are required as a condition in accordance with Policies CC03 and TB21 of the Local Plan.

Conditions & Reasons (if required)			
Date:	7.5.26	Signed:	BRC