
MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	260401
Address:	Land to the south of 38 Finchampstead Road, Wokingham, RG40 2NN.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with associated parking, landscaping and drainage infrastructure.		
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 located adjacent to a Green Route, Finchampstead Road is designated. There are no TPO trees within or adjacent to the site however there is some vegetation outside the red line boundary of the site to the south of the proposed parking bays.

The site is located on previously developed land and is located between and existing dwelling at 36 Finchampstead Road and the apartment block at 44 Finchampstead Road with a small compound area to the front of the site. Vehicular Access is proposed to the rear of the proposed dwelling via the parking court for Ascot House.

Arboricultural Information has been supplied by Lizard Landscape Design and Ecology which indicates that the off-site trees can be adequately retained as part of the scheme.

The Site Plan indicates there is very limited external amenity space provided however there is a small courtyard and first floor balcony shown. I note that the dwelling at 36 Finchampstead Road was approved with very little external amenity space either.

Due to the site constraints, we will need further information regarding the following issues:

- The right of pedestrian access from Finchampstead Road to the front door of the proposed property. The red line does not extend to Finchampstead Road so it is not clear if there will be any issues relating to this in the future.
- A clear indication of how the residents will access the dwelling from the parking bays to the rear of the site. There will need to be a clear route from the parking spaces into the dwelling.
- How will the proposed application address the requirements of Local Plan CC03 to provide a landscape scheme that will contribute to the adjacent Green Route. The lack of space within the red line to the front of the dwelling will make this extremely difficult. Please note the new dwelling at 36 Finchampstead Road included two trees at the front of the property which were designed with suitable tree pits.

Conditions & Reasons (if required)

Possible conditions to follow.

Date:	31 st March 2026	Signed:	C. Brimble
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