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# MEMORANDUM

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| <b>From:</b>                | Doug Godfrey<br>Green Infrastructure<br>Officer                                                                                |                |        |
| <b>Service</b>              | SDL Green<br>Infrastructure                                                                                                    | <b>App No:</b> | 251712 |
| <b>Address:</b>             | Land south of Wistaria Cottage, Church Lane and East of Basingstoke Road, Three Mile Cross.                                    |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of a new single storey detached garage following demolition of the existing garage. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                   |                |        |
| <b>Site Visit Made:</b>     | 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

### General

The application site is at the intersection of Basingstoke Road and Church Lane in Shinfield Parish. The application is for the proposed erection of a new single storey detached garage.

Church Lane allotments are located to the north east. It is my understanding that the adjacent play area has been decommissioned.

### Green Infrastructure

1. From the information that has been provided, it is unclear if works covered under the application are limited to the demolition of the existing garage and erection of a new garage or if a turning head and access drive to the barn and new garage are also part of the works. Or if additional soft landscape works are included.

Please confirm if works other than demolition of the existing garage and erection of a new garage are proposed.

2. The covering letter/ planning statement that was included with the application, appears to show a turning head and access drive after turning into the site from Church Lane.



It is unclear if the proposed turning head or access drive will physically or visually impact the adjacent allotment area, especially considering trees in this area are shown to be removed.



3. If trees and hedge are to be removed and if a new turning head and access drive are to be installed adjacent to the existing allotments and play area, I would like to see new soft landscaping installed to provide a buffer in this area.

### Summary

In principle, I have no objection to this application. However, clarity is needed on the full scope of proposed works and how impacts to the adjacent allotments will be mitigated as existing trees are proposed to be removed.

To mitigate for loss of trees, new soft landscaping should be installed as a buffer against the adjacent allotments.

### Conditions & Reasons (if required)

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| <b>Date:</b> | 01.05.2026 | <b>Signed:</b> | D. Godfrey |
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