

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	242074
Address:	14 Old Bath Road, Sonning, Wokingham, RG4 6TA.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 240559 dated 29 July 2024. Condition 3 (Landscaping).		
Type of Development:			
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

Condition 3 – Landscaping

A landscape scheme has been provided showing details for the front and rear garden. I have the following comments to make:

- The proposed extent of hard surfacing to the front of the dwelling is considerably greater than the original extent of hard standing, therefore we will need to understand how this area will be drained. The paving should be permeable so that the surface water runoff doesn't drain into the sewer and contribute to possible flooding during periods of high rainfall.
- It is indicated on the drawing that the planting beds to the front of the site will be raised 300mm above the driveway. This will be constructed by brick and shouldn't reduce the width of the planting bed for the boundary hedge which is shown on the drawing as only being 900mm wide.
- Shrub beds to the side of the drive are also shown as being raised by 200mm above drive level but no details are given as to how this is achieved as the materials and construction will further restrict the space available for planting. Some of the plants proposed (Magnolia and Acer Drummondii) will require greater space for rooting than is currently being shown as provided, I therefore suggest these are given larger planting beds as there is plenty of space within the site especially close to the front boundary.
- The landscape condition required that there should be two trees to be included to the front of the plot which are not currently shown and will need to be

included in the landscape scheme. The Acer Drummondii is shown in the side boundary near the front but as indicated above, there is insufficient rooting space for it to survive for many years.

Date:

16th September 2024

Signed:

C. Brimble