

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252252
Address:	L'ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY.		
Proposal:	Householder application for the proposed erection of a rooftop extension with terrace decking to the existing main building, alongside alterations to the fenestration; the erection of a rooftop infill extension to the annex building; the erection of a detached single-storey garage with dual-pitched tiled roof and facing brickwork and stone/render to match the main dwelling; landscaping and parking alterations; and the demolition of the existing single- storey rear kitchen/service extension.		
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

The site is located in Shinfield within a Modest Development Location – see Policy CP9. The building is a Grade 2 listed building located in Shinfield Church Area of Special Character.

In the drawing pack the Proposed Site Plan – 1149 P10 Sept. 2025 has included tree protective fencing – but the information is not based on the Arboricultural Impact Assessment and is not valid.

An Arboricultural Impact Assessment (AIR) to BS5837:2012 is submitted and includes a Tree Constraints Plan and a Tree Assessment Plan which is overlaid with the Landscape Concept Plan Dwg. 1519.01D. The report details a number of trees that will be subject to incursion from the development, and a number of trees to be removed – which are not all shown on the plans.

None of the trees are protected by TPO and I have no objection to the tree removals as it includes no high quality trees. An Arboricultural Method Statement including Tree Protection Plan is required as a condition of planning permission.

The Landscape Concept Plan is included – as a condition of planning permission I require a detailed hard and soft landscape plans including Planting Schedule with sizes and number of plants.

Conditions & Reasons (if required)

CL7 – Arboricultural Method Statement including tree protection plan and proposed mitigation for incursions into the RPA

CL5 – Hard and Soft Landscape Proposals

Date:	8.10.25	Signed:	B. Crafer
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