

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252697
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Application to vary conditions 2 and 11 of planning consent 251223 for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings. Condition 2 refers to the approved details and 11 to foundation design, and the variation is to relocate the footprint of the consented dwelling by circa 1.8m to the south.		
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

In response to my comments dated 3rd February 2026 a revised Arboricultural Report (Rev B) by Mark Welby dated 19th February 2026 has been provided in addition to a letter from Wallace Bacon Consultants dated 17th February 2026 (Structural Engineers).

The information provided from the Structural Engineer confirms that the existing garage foundations can be reused for the new garage structure and the Arboricultural Report has been updated to reflect this. We therefore no longer require a no-dig foundation as required by condition 11 and I have no objection to the removal of Condition 11.

As the revised location of dwelling is shown closer to the western boundary, the landscape scheme to be submitted for condition 8 will need to provide appropriate landscape treatment (hedgerow) to the western boundary of the site with the adjacent paddock. I suggest an informative is included to any approval given, indicated a hedgerow will be required along this boundary.

The indicative Surface Water Drainage Layout will need to be amended, and this would include the relocation of the below ground water tank. The tank should not be relocated further into the root protection area of the large Oak in the adjacent paddock. These details can be provided though condition 12 of original approval 251223.

Conditions & Reasons (if required)			
Suggested informative for landscape scheme to include hedgerow on the western boundary			
Date:	3 rd March 2026	Signed:	C. Brimble