
MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	243207
Address:	Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY.		
Proposal:	Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage works.		
Type of Development:	Minor All other developments		
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 the countryside with the existing house (Stanford End) being a Grade II listed building. The adjacent farm buildings within the red line site boundary are single storey structures and relate to the farm context. There are no TPO trees within or adjacent to the site.

There are currently open views close to the site entrance from Barge Lane and from Barge Lane to the south, to the existing farmhouse to the where it is the most significant building with the site.

The proposed extension, although single storey, it is still a substantial extension to the current dwelling with large associated terraces within the countryside.

Since my previous comments, a Landscape and Visual Impact Assessment (LVIA) dated June 2025 has been provided to consider the significant views of the proposals within the countryside and the appropriate landscape mitigation in accordance with the requirements of the Wokingham Borough Landscape Character Assessment. I have no concerns regarding the information provided in this document and agree with the conclusion that the proposed extensions in association

with the additional landscaping will sit well within the existing landscape character of the surrounding countryside.

Hard and soft landscape details are provided on the Proposed External Works drawing 471/04 & Proposed Planting drawing and Schedule 471/05 & 471/06. I have no objection to these drawings and if the application is considered acceptable compliance with the landscape drawings will need to be conditioned.

The LVIA also has suggested additional hedgerow and hedgerow tree planting on the western side of Barge Lane to the south of the junction with Bull Lane. Although this would be a welcome addition, I'm not sure how this could be conditioned as part of any approval as it's outside the red line boundary of the site.

Conditions & Reasons (if required)

Landscape condition referencing compliance with landscape drawings 471/04, 471/05 & 471/06.

Date:	4 th September 2025	Signed:	C. Brimble
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