

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261104
Address:	177 Colemans Moor Road, Woodley, Wokingham, RG5 4DD.		
Proposal:	Full application for the proposed change of use of amenity land to residential garden, including the erection of a 2.0m high boundary fence set back from the highway		
Type of Development:	Other Change of Use		
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

Conditions & Reasons (if required)

Subject to the condition, the Council's Tree and Landscape Officer has no objection to the proposed change of use of amenity land to residential garden, including the erection of a 2.0m high boundary fence set back from the highway. The Officer reviewed the supporting documents submitted with the application, especially the *Elevation Drawings*. (Ref: no author, #04, 04 May 2026)

The Officer would like the proposal amended so that the proposed fence is setback further from the footpath. The proposed 0.55m from fence to pavement edge is not acceptable. The exterior face of the fence should be setback **at least 1m** from the western/rear edge of the pavement to provide sufficient growing space for planting in the amenity space between the pavement and the footpath. A portion of the amenity space is required to remain in situ, as it forms an important link within the existing green infrastructure corridor along Colemans Moor Road. This corridor, often containing mature trees and other vegetation, provides a green buffer between housing and the footpath, Quiet Link cycle route, and road. The Green Infrastructure corridor along Coleman's Moor Road connects green spaces via an identified cycle route / pavement within Woodley, in this case, Vauxhall Park, Dinton Pasture Country, and Sandford Park, as shown on the WBC Cycle Map Twyford and

Woodley, 2022. Directly opposite the Site, with a dropped kerb in front of the dwelling's front path, is a large open green space that contains a dedicated off-carriageway route/footpath (in the direction of Winnersh/Earley and Dinton Pastures Country Park). Keeping some amenity space in front of the proposed fence is critical to maintaining the existing green infrastructure corridor as per Policy CC03, 3. (*Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.*) Setting the fence back by at least a meter may also improve visibility from the Site's driveway, although the Highway's Team should be consulted on this matter.

The Officer has identified, through Google Street View, a similar timber boundary fence arrangement at 1 Crediton Close to that proposed under this application. An image is provided below for reference.

Located in close proximity to the Site, this example demonstrates an established precedent for the change of land use from amenity land to residential garden and enclosed with a timber fencing boundary treatment.



As a condition, the Officer would like to better understand the soft landscaping and boundary treatment within an *amended* Site Plan/Landscape Plan on the *Elevations Drawings* sheet. It should include:

- Retained, removed and/or replaced planting and other street elements (The existing shrub planting can remain.) If new planting will be included then the sheet should specify species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule.
- Additional information about the existing 3.5m evergreen hedge. It is unclear whether the existing hedge will remain in its current location or be removed and replanted closer to the proposed fence or be removed and replaced with new planting. Some clarification in plan view with labels would be most helpful.
- Proposed fencing at least 1m further into the Site and away from the footpath.

Conditions & Reasons (if required)

CL4 Landscape Details (small site)

Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Date:	10/06/2026	Signed:	L. Abbott
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