

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	242440
Address:	Penny Wood, Hollybush Ride, Finchampstead, Wokingham, RG40 3QP.		
Proposal:	Application to vary condition 2 of planning consent 183064 for the proposed erection of a replacement two storey dwelling, to include a detached garage, associated ancillary works and new gates and retention and reuse of existing vehicular access onto Hollybush Ride following demolition of existing dwelling. Condition 2 refers to the approved details and the variation is for changes to gates, fencing, driveway and landscaping, addition of pergolas and a patio, plus changes to the fenestration and external appearance of the dwelling and garage including an additional dormer and external staircase to the garage. (Retrospective)		
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

The site is identified with the Landscape Character Assessment as being located within M1 - Finchampstead Forested and Settled Sands as well as now being identified as being within the Forest and Rides Valued Landscape (Valued Landscape Assessment, September 2024). The site relates to a number of the valuable landscape attributes listed in M1 which also relates to the attributes in this valued landscape. These are; large expanses of woodland, distinctive long straight historic rides, and sense of remoteness and tranquillity.

I have the following comments to make regarding changes to the approved drawings. The letter relates to the schedule of amendments as shown on the submitted drawings. It would have been helpful if the applicant had provided photos

of the specific changes, although I note the enforcement photos have been uploaded which are helpful with respect to the drive and patio areas.

Amendment A - Railings are very urban in nature and do not relate to this part of Hollybush Ride which has a verdant semi-rural character; therefore I am unable to support this change. In order to maintain the character of the rides, the height of the brick piers should be reduced and railings replaced with the timber fencing as approved.

Amendment C – The position of the dwelling was originally outside the RPA's of the surrounding trees, however the extension of the driveway to the side of the dwelling will have now encroached into the RPA's of the trees having a detrimental impact on the trees which are an essential component to the wooded character of the area. It is also not clear why it is necessary to 3.5m access road to the rear of the dwelling.

Amendment D – The area of the patio is extensive and in combination with the drive to the side of the property, increases the area of impermeable paving around the property. This may have an impact on the surface water drainage for the property and localised area. Has this been taken into account through a revised drainage strategy? It appears from the existing and proposed levels on the site plan that the in order to create a level platform for the patio, existing ground levels have been raised by approximately 1m so this will also have an effect on the drainage around the property. Overall the extensive patio around the dwelling increases sense of urbanisation and has a detrimental effect on the wooded and remote character of the countryside.

I am unable to support amendments A, C and D due to their detrimental impacts on the wooded landscape character of the area and increased urbanisation of a countryside location.

Date:	15 th October 2024	Signed:	C. Brimble
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