

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                  |                           |              |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------|
| <b>From:</b>                | Brigitte Crafer<br>Landscape Architect                                                                                                                                                                                                                                                                                                           | <b>To (Case Officer):</b> | Andrew Chugg |
| <b>Service</b>              | WBC Landscape and Trees                                                                                                                                                                                                                                                                                                                          | <b>App No:</b>            | 250641       |
| <b>Address:</b>             | Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU.                                                                                                                                                                                                                                                                                     |                           |              |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                                                                                                                                                                                                            |                           |              |
| <b>Proposal:</b>            | Full application for the proposed erection of 1No. 2 bedroom dwelling along with the proposed change of use of the existing building to 6No. dwellings consisting of 3 x 2 bedroom and 3 x 1 bedroom flats, plus internal changes and changes to fenestration. Followed by the demolition of the existing rear coach house. (part retrospective) |                           |              |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                                                                                                                                                                                                                           |                           |              |

## Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

## Comments On Proposal

The site is located facing Wargrave High Street which is a Green Route. There are no protected trees or landscaping within the site. The building is Grade 2 listed. I have no objections to the proposals as there is no impact from development on existing landscape features.

I can see from the Block Plan there is some space available for greening and perhaps large enough for a communal garden. In order to comply with Policy CC03 of the Local Plan I require a Landscape Scheme that includes a space for a communal garden that can accommodate some high quality planting with some trees, and planters that can be looked after by the residents. Surfacing should be a combination of soft lawn and paving. Attention should be paid to the vertical as well as horizontal elements of the space and a combination of brick walls and trellis perhaps to create a sunny courtyard space.

## Conditions & Reasons (if required)

CL04 Hard and Soft landscape scheme (small sites)

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| <b>Date:</b> | 8.8.25 | <b>Signed:</b> | B. Crafer |
|--------------|--------|----------------|-----------|