

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252227
Address:	3 Landen Grove, Wokingham, RG41 1LL.		
Proposal:	Householder application for the proposed erection of a detached single-storey garage with a dual pitched tiled roof to match the main dwelling, incorporating facing brickwork and rendered panels to match the main dwelling, with double garage doors to the front elevation.		
Type of Development:	Other Householder		
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 on a Green Route, (Reading Road is designated). Trees and mature shrubs are a feature of the road in this area with the vegetation contributing to the verdant character of the locality. The dwellings along this part of London Road have large front gardens some of which already contain double garages.

The Wokingham Borough Design Guide (guideline R23) states that garages should not be sited in front gardens or forward of the building line. However, in considering the suggested size, location and existing vegetative screening, and the similar structures on plots nearby, I believe that in this instance, the structure would not cause significant harm to the character of the London Road or Green Route designation. We will, however, require elevations of the garage which don't appear to have been provided.

In order to consider the impact of the proposed garage and changes to the drive on the adjacent trees, the application is accompanied by an Arboricultural Report and associated Tree Protection Plan by Duckworths Arboriculture Ltd dated 1st September 2025. This report also contains an Arboricultural Method Statement. I have no objection to the information provided in this document which indicates the

trees and other vegetation within the front garden can be adequately retained as part of the proposal. I therefore have no objection to the application.

Conditions & Reasons (if required)

CL6 – Retention of tree and shrubs

Protection of trees (amended CL7)

- a) No development or other operations shall take place except in complete accordance with the Arboricultural Report and associated Tree Protection Plan by Duckworths Arboriculture Ltd dated 1st September 2025 (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:

20th October 2025

Signed:

C. Brimble