

Application for discharge of planning conditions contained in
Consent no. 220801 dated. 23.08.2022

Granted by Wokingham Borough Council

Site:

Yaffles Beech Hill Road
Spencers Wood
Reading
Berkshire RG71HT

Proposal Notes for discharge of Landscape condition no. 5

Existing landscape description:

The consented site is a well established residential location mostly laid to lawn to the south and having the driveway entrance to the north off Beech Hill Road. The proposal to replace the existing house sited south of the driveway will form part of a group of two buildings comprising the new house and an existing annexe facing east.

The annexe was completed under application consent no. 192746 and the proposals for the permeable driveway were undertaken in that phase.

Symatree LLP completed a tree survey and root protection strategy containing proposals and a method statement (attached) to be read with the subject consent and there have been no changes to that since 2022.

The site has many trees within it and no removals are planned.

Proposed landscape works to be carried out under condition no.5

The works to the landscape consist of:

Making good of the existing permeable driveway following the completion of works to construct the house and

Reinstatement of the lawn to the south of the new house on completion.

No existing soft landscape is to be removed or new added.

Site levels for both these works will remain as existing and a new raised stone paved hard landscape terrace is to be installed leading out from the

south side of the new house. There is a separating red brick wall enclosing the terrace.

New below ground storm and foul water drainage linking to the existing runoff pipework to the western boundary private drainage ditch and the above ground digester respectively are to be installed. This is to be in 100mm upvc pipework and inspection chambers as shown on the drainage layout proposals dwg no YF.100.DPC.DRPROP. 4 D. These systems will be provided with rodding eyes and access for maintenance externally. Internal waste pipework will be installed in compliance with the Building Acts. The storm drains discharge to the existing drainage ditch and there is no attenuation proposed.

The below ground systems will laid to fall and be buried in the lawned areas and driveway avoiding tree roots. This is shown on the attached RPA drawing 1E.