

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252584
Address:	544 Wokingham Road, Earley, Wokingham, RG6 7JB.		
Proposal:	Householder application for the proposed erection of a single-storey side and rear extension with a dual-pitched tiled roof and rendered external walls to match the existing dwelling, incorporating new fenestration to the side and rear elevations, following the demolition of the existing garage.		
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 in an established residential area and is south of Wokingham Road Earley, which is a Green Route Enhancement Area. There are no protected trees on the site, but I note that there is plenty of garden vegetation to the rear and currently trees and hedges to the front and side boundaries.

Policy CC03 of the Local Plan states the following;

Green Routes and Green Route Enhancement Areas are defined on the policies map. – Wokingham Road is a Green Route Enhancement Area – which seeks to expand on the existing landscape character of the road, enhancing it through development, but also protection and enhancement of the Borough's green infrastructure networks such as roads, including the need to mitigate the impact of new development.

Whilst I have no objections to the development retention of key structural landscape features to the plot boundaries should be retained in accordance with the policy. To aid this process a Tree / Hedge/Shrub Survey would be useful which would form a baseline of the open space around the dwelling and for a scheme of landscaping which includes retained vegetation of trees and hedges. The front and side boundary hedges should be retained and enhanced and

as many trees / large shrubs retained as possible. This will help to retain the setting of the dwelling and improve its visual environment, whilst enhancing the Green Route.

In order to comply with the policy, I require a Scheme of Landscaping which clearly shows existing vegetation to be retained/removed/proposed. The scheme should include existing and proposed boundary fencing such as the 1m high post and rail fence to the front of the site and the hedges/shrubbery to the rear or similar, which will comply with the policy.

Conditions & Reasons (if required)

CL4 Hard and Soft Landscaping including boundary treatments

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, refuse or other storage units,).

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

RL5 In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Date:	20.11.25	Signed:	B. Crafer
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