

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241836
Address:	14 Snowdrop Grove, Winnersh, Wokingham, RG41 5UP.		
Proposal:	Full application for new boundary fence and change of use of amenity land to residential garden.		
Type of Development:	Other Change of Use		
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 on a maturing housing estate featuring individual properties, set within their own gardens. The amenity land appears from the public domain to be part of the front garden space of the property.

I refer to submissions 232646; proposed site plan Sc/24/284-201 July 24; existing and proposed elevations SC/24/284-201 July 24; existing site plan SC/24/284-101 July 24 and location plan P4 9.23.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The new front fence will principally follow, but be slightly in front of, the existing mature circa 1.5m hedge. The side fence will follow the hedged boundary line. So, the boundary demarcation exists already. The front hedge will be removed, but replaced and details can be facilitated by condition.

Other close board fences, within and against a boundary, feature elsewhere on the estate. The materials, height and green screening will help to integrate this scheme into the street scene.

The tree mentioned is a palm, it is sufficiently far from the structure not to be directly impacted.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

CL4: landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the front boundary hedge, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Date:	7.8.24	Signed:	C Ramsey
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