

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	253069
Address:	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE.		
Proposal:	Full planning application for the proposed erection of extensions and alterations to the existing bungalow, including changes to the roof form, the insertion of new fenestration, and associated external works, alongside the erection of an outbuilding within the curtilage, alongside the demolition of existing external structures as shown on the approved plans.		
Type of Development:	Minor Dwellings (1-9)		
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 the west side of Broadcommon Road. The site is in the countryside and Policy CP11 applies.

The site is within Wokingham Borough Landscape Character Assessment – Area I4 ‘Hurst Clay Lowland’ a high quality landscape of moderate sensitivity and a limited capacity for change.

The key issues affecting the LCA include;

- Conversion of traditional and sheep pasture to arable land uses or equestrian activities is changing the scale of the landscape and leading to loss of traditional features such as hedgerows hedgerow trees. Unmanaged hedgerows and over-mature hedgerow trees are an ongoing threat to the character of the landscape.

The Landscape Strategy for LCA I4 to conserve and enhance the rural pastoral intimate character. The key aspects to be conserved and actively managed are the

small watercourse, ponds and drainage ditches, small scale pastoral fields, and wooded rural lanes. There is an opportunity to restore wetland features, reinstate hedgerow boundaries and improve grassland management, particularly in horse paddocks. In terms of development, the aim is to conserve the low density settlement pattern of farmsteads along rural lanes and the small village of Hurst.

The proposals are to create a dwelling by converting an existing barn in the southern corner of the site to a 2 storey dwelling.

It appears from the Proposed Site Plan that an existing mobile home along the norther site boundary will be removed. I can see the internal layout proposed that the 'outbuilding' is an equipment store joined onto the dwelling and accessed from it, but also accessed via a roller shutter to the front of the extension. A boot room extension is located next to the front door access acting as an enclosed porch.

I cannot see any landscaping to the south-west and south-east boundary. Should the proposal be approved, in order to comply with Policy TB21 of the Local Plan, and to retain and enhance the character of Broadcommon Road and the site boundary – I require the boundaries to be planted with native hedgerow planting with native hedgerow trees at 15m centres around the south-western and south-eastern boundaries with the wider landscape. Included in the plan will be proposed hard and soft landscaping around the site.

Conditions & Reasons (if required)

CL5 – Hard and soft landscape proposals

Date:	6.2.26	Signed:	BRC
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