

915 - 15 Woods Road, RG4 6NA



Planning Permission Ref: 240605

Consented: 28th June 2024

Extensive alteration and extension of existing dwelling, including new porch, side, rear and first floor extension and external cladding and single garage to the rear, including new landscaping and parking

	HIGH PRIORITY
	LOW PRIORITY
	INFORMATIVE

CONDITION	DESCRIPTION	RESPONSE	Date	Accepted
5 HARD & SOFT LANDSCAPING	No development shall commence above existing ground level until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, to include a report demonstrating that the existing biodiversity of the site would be maintained by the landscaping scheme and that no net loss in biodiversity will occur as a result of the development. The scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, including tree pit specifications, and shall include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.			
5.1	The applicant has submitted a Landscape Strategy Plan (Colony, August 2024) and a document entitled Soft and Hard Landscaping with Planting Implementation Programme Con 05 (Colony, November 2024).			
5.2	The Landscape Strategy shows three new trees, lawn and areas entitled shrub / hedge planting mixture. Also shown is a single hedgehog hole and the positions of one bat and one bird box. However, it appears there is some flexibility about whether the bat and bird roosting features are integrated, non integrated, or 'similar'. The plan will need to be updated to show the exact types of bird and bat roosting features - for reference, these must be integrated into the building and a plan (or full details) showing location and elevations is required.	Bat / Bird box locations are shown indicatively on the proposed elevations. We will update elevations to include references to the boxes as shown on landscape plan. Recommendations were taken from '4822.1 15 Woods Road Caversham PRA.pdf' Preliminary Roost Assessment with regard to product selection. We will clarify the references to proposed 'integrated' boxes and suggest a suitable product, however (or similar) note is proposed to allow procurement flexibility and product availability / discontinuation. Is this acceptable?		
5.3	The Soft and Hard Landscaping with Planting Implementation Programme states that "hedgehog corridors or mammal gaps will be proposed along boundaries to allow small mammals such as hedgehogs(sic) to pass through". However, only one hedgehog hole is shown and this appears to be through the existing brick wall. Could the applicant please confirm if this is the intended location. Furthermore, the hole(s) will also need to be labelled appropriately to ensure they are not accidentally blocked by householders - see https://www.nhbs.com/eco-hedgehog-hole-fence-plate for an example.	Two mammal gaps are shown on the 915-90-00 Landscape plan. One along the South West boundary brick wall to Orchard Grove. The second to the North boundary corner of the timber fence behind the garage. Client to identify these using appropriate signage.		
5.4	Section 6 of the 'Soft and Hard Landscaping with Planting Implementation Programme' appears to aim to fulfil the requirement of the condition to include 'a report demonstrating that the existing biodiversity of the site would be maintained by the landscaping scheme and that no net loss in biodiversity will occur as a result of the development'. It states: "Native, flower rich species, including those that flower in the late and early seasons to enhance the biodiversity value of the site have been proposed. The inclusion of herb plants also provides nectar for an array of invertebrate species, including bees, butterflies and moths. A range of herb plants also ensures flowering throughout the seasons." However, it is unclear what will be planted. The species listed in Table 1: Species Mix Shrubs and Groundcover(sic)" do not align with the photos in APPENDIX 1 - Proposed Shrubbery . Apart from the limited selection of hedging plants, only one of the shrubs (Rosa spinosissima) appears to be native. As such, this contradicts the statement in Section 6, which highlights the requirement to use native species. The use of non-native species undermines the aims of the landscaping scheme to maintain (and potentially enhance) the biodiversity of the site.	Table 1 and document images amended.		

5.5	Plan has a few random / non-relevant things included in the notes but nothing worth debating an amendment for. However it is unclear from the key on the plan where hedging is proposed - clarity required, separating this from shrub planting	Clarification made to landscaping plan and landscape condition document.		
5.6	I note one of the hedgehog gap is shown in the existing brick wall and therefore assume the applicant is happy to create a hole in the wall? It appears there's a fence panel in the rear / west corner (on Orchard Grove) - perhaps the hole might be easier to install there?	refer to comment on item 5.3		
5.7	The key to the plan includes an annotation for 'ASHP' - I assume this is an Air Source Heat Pump.	Correct. (final location TBC upon commencement of technical design)		
5.8	Maintenance notes on plan - watering - not quite right. Watering should be weekly for the first 3 growing seasons (April-Oct) approx. 25 litres per tree at each watering - increasing or decreasing according to the weather.	notes to be amended		
5.9	S&H LPIP - native hedge only consists of Beech and Dogwood - bit of a narrow 'mix'.	as comment 5.5		
5.10	Table 1 species mix (shrubs and groundcover) - not consistent with those shown on P.8 Appendix 1 - Proposed Shrubbery	table/appendix to be amended		
5.11	5.3 mentions 'Drawings 871-P-03-00' - what are these?	drawing reference to be amended		
5.12	P.4 Existing tree specification / references - are these relevant to this site?	no existing trees on site		
5.13	5.3.3.1 watering - This should be amended - see comments above.	notes to be amended.		
5.14	5.3.4 - timing of hedge trimming should be stated and should avoid nesting season.	notes to be amended.		
5.15	P.7 Proposed Tree types. This show in the picture a multi-stem Birch which is not specified in the table. Clarity over single stem and multi-stem is required in the tree species table.	notes to be amended - multistem proposed		
5.16	In terms of your comments in respect of bat and bird boxes whilst this is acceptable, the wording should be revised so it reads 'or similar integrated product'.	Noted, thank you we have amended the note on landscape plan 915-90-00		
5.17	Regarding Hedgehog routes, the new plan shows revised locations for the hedgehog holes. One has moved and is now through a very short length of timber fencing. The other hedgehog hole has now been relocated inexplicably, into the corner behind the garage. Both of these hedgehog holes will need to be marked up on the plan with details of how they will be signed (as per previous comments) and in the case of the second one, they will need to detail other steps taken to ensure the entire length of the garage sides are not blocked and are kept clear.	On review, the hedgehog route on the Orchard Road boundary moved from the brick wall to the shorter length of fencing to avoid making any disturbance to the existing hedgerow, and installation would be simpler and less disruptive in the existing fence. We can move it back if preferred? The second hedgehog hole was relocated to the corner behind the garage away from the hard landscaped area which we felt was a bit more sheltered. However, we take your point regarding the storage of items behind the garage restricting mammals to navigate and have moved it back to provide a route to the adjacent property. Notes have been added to the landscape plan regarding signage, & both hedgehog holes are marked up on the plan with the tag 'He'. Some examples of appropriate mammal / hedgehog gaps have been included on page 6 of the Con05 Landscape document.		
5.18	The Landscape plan is now clearer over what is to be planted where.	Noted, thank you		
5.19	No details of the signage are given; which would seem prudent to obtain.	Some examples of appropriate mammal / hedgehog gaps have been included on page 6 of the Con05 Landscape document.		
5.2	I note the greater mix (now 4 species) for the native hedge, which is positive.	Noted, thank you		
5.21	Table 1 species mix (shrubs and groundcover) - is now consistent with those shown on P.8 Appendix 1 - Proposed Shrubbery	Noted, thank you		
5.22	I previously commented that '5.3 mentions 'Drawings 871-P-03-00' - what are these?'. The response (in the attached comments document) is 'drawing reference to be amended' - it hasn't been and should have been prior to resubmissions.	Apologies due to a technical error this was completed but did not update and agree this should have been checked prior to submission. The note has now been rectified.		
5.23	I previously commented that: 'P.4 Existing tree specification / references - are these relevant to this site?'. The response (in the attached comments document) is 'no existing trees on site', in which case it follows that reference to maintenance of existing trees should have been removed, which it has not been.	Thank you for picking this up, reference to the maintenance of existing trees has been removed from the landscape document.		

5.24	I previously commented that: '5.3.3.1 watering - This should be amended' (I gave specifications). The response (in the attached comments document) is 'notes to be amended'. The notes are contradictory stating two different amounts and frequency/timings. This should be resolved, including Schedule C.	<i>Thank you, we have amended the notes on section 5.3.3.1 and schedule C to clarify weekly watering for the first x3 growing seasons at an amount of 25litres.</i>		
5.25	I previously commented that: '5.3.4 - timing of hedge trimming should be stated and should avoid nesting season'. The response (in the attached comments document) is 'notes to be amended'. This is not resolved. The Schedule D table indicates 'formative pruning' in August & November, so does not avoid nesting season.	<i>Noted thank you, we have amended the schedule to complete pruning outside of the Natural England classification as bird nesting season.</i>		
5.26	I previously commented that: 'P.7 Proposed Tree types. This show in the picture a multi-stem Birch which is not specified in the table. Clarity over single stem and multi-stem is required in the tree species table'. The response (in the attached comments document) is: 'notes to be amended - multistem proposed', however this is not reflected on the plan or in the document as it should be.	<i>Noted thank you, we have amended the plan, schedule and document to refer to a multi-stem birch tree</i>		