

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	252707
Address:	91 London Road, Twyford, Wokingham, RG10 9EL.		
Proposal:	Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 09.12.2025		

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

I have no objection to neither the proposed extensions and adaptations to main building, the roof and windows nor to the demolition of the existing garage, subject to conditions below.

The Site is located immediately outside the Twyford Conservation Area, set back and separated from the London Road (A3032) and public footpath by a grassy verge and wooden fence. Front gardens along this section of the road are bordered by substantial hedging and feature open drives and lawns, creating a sense of green expansiveness to motorists and pedestrians. (MDD Policy TB24)

The Site is currently a two storey brick built and rendered single-family dwelling with an attached single garage to the building's south. Precedents for similar householder adaptations/extensions exist along this part of London Road as evident in neighbouring dwellings.

There are no protected trees within the Site that would impact the proposed development, however an existing Leyland Cypress hedge (Ref: G3B, AIA site plan drawing, GHA Trees Arboricultural Consultancy, 10/2025) provides substantial

boundary definition and privacy between the Site and No 83 London Road. The existing hedge also provides a relief from built surfacing between neighbouring properties. This existing hedge is slated for removal and future replacement as per the AIA site plan (Ref: GHA Trees Arboricultural Consultancy, 10/2025) and Landscape Plan (Ref: #08225-12, Creative Design & Structure, Ltd. 11/2025) to accommodate construction of the extension and as agreed in an email between the owners of No 91 and 83.

The landscape intentions for the driveway, front garden and the boundary treatment with the highway verge have been clarified by the submitted Landscape Plan (Ref: #08225-12, Creative Design & Structure, Ltd. 11/2025) and emails from the applicant's agent and architectural designer dated 04/01/26 and 14/01/2026. The Landscape Plan is now acceptable and meets the requirements as specified

As a compliance condition – I would like to see the landscape installed as per CL4 Simple Landscape Plan (amended) below.

Conditions & Reasons (if required)

CL4 – Simple Landscape Plan (*amended*)

Planting shall be carried out in accordance with the submitted Landscape Plan (#08225-12, Creative Design & Structure, Ltd. Nov 2025) in the first planting and seeding seasons following the completion of the extension.

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:	22.01.2026	Signed:	L. Abbott
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