

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	253085
Address:	220 London Road, Wokingham, Wokingham, RG40 1SW.		
Proposal:	Householder application for the proposed erection of a two-storey front extension incorporating an open entrance porch, the erection of a single-storey side extension, alterations to the roof form including the removal of existing chimneys, and associated external fenestration alterations, following the demolition of the existing detached garage.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 23/01/2026		

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 in principle to the proposed extensions and adaptations to main building, the roof and windows nor to the demolition of the existing detached garage but require clarification on several matters.

The Site is located along a busy portion of the London Road, east of the Wokingham Town Centre Conservation Area and adjacent to a Green Route. Here the road feels decidedly urban with wide vehicular lanes that may encourage high velocities, dedicated bicycle paths in either direction, generous footpaths, street lighting, and grassy verges. The Site terminates a row of large single-family dwellings along the northern side of the London Road and sits opposite a bus stop. A large single-family dwelling is located to the west of the Site and the Three Frogs pub, which contains a large car park, sits to the Site's east. Most residential properties along this portion of the London Road enjoy large front gardens with substantial car parking areas that are set back and separated from the London Road by wooden fences.

The Site is currently a two-storey rendered single-family dwelling with brick plinth. A double garage clad in imitation brick sits to the main building's east. Some

householder adaptations/extensions appear to exist along this part of London Road as evident in neighbouring dwellings or submitted planning applications have been submitted for extensions, which are under review by WBC.

There are no protected trees within the Site that would impact the proposed development, however there are two existing mature evergreen trees (appear to be Leyland Cypresses) located at the Three Frog pub car park's northwest corner. The lateral limbs of these trees overhang the Site near the existing garage and the root protection zone is likely to extend into the Site as well. These substantial trees provide privacy between the Site and the Three Frog pub car park. We will need to understand as part of this application the impacts of the proposed extension closest to the eastern boundary, on the off-site trees. The proposed development will need to avoid harm to trees outside the site boundary, especially as these are visible from the Green Route. (Local Plan Policy CC03-Green Infrastructure, Trees, and Landscaping)

Similarly, an existing dense laurel hedge on both the eastern and western perimeter of the front garden provides substantial boundary definition, privacy, and relief from built surfacing between neighbouring properties and the pub car park. The existing mature hedge on the eastern perimeter of the Site's front garden will be retained while the existing hedge on the western perimeter appears to be shown for removal. As per the submitted Planting Plan (Ref: New Leaf Design, Drawing No. 01.5000, Rev. C 19/11/2025), it appears the established hedge on the western perimeter will be replaced with the same or a very similar plant species – *prunus lusitanica*—in a plant size that will take considerable time to establish (Ref: "150-175cm hedging plants at 2 plants per metre"). Retention of the existing laurel hedge along the western boundary would save time and cost for the applicant while maintaining its contribution to the adjacent Green Route along London Road. (Local Plan Policy CC03-Green Infrastructure, Trees, and Landscaping)

We would like clarification on the following elements, to be included on an altered landscape plan and submitted with this application:

- the location of the off-site trees and their root protection areas in relation to the proposed extension along eastern boundary
- the retention or removal of the existing laurel hedge along the western perimeter of the front garden.

Conditions & Reasons (if required)

CL4 – Simple Landscape Plan

Date:	27/01/2026	Signed:	L. Abbott
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