

# MEMORANDUM

|                             |                                                                                                                                                                                                                         |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Brigitte Crafer<br>Landscape Architect                                                                                                                                                                                  |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                                                              | <b>App No:</b> | 252366 |
| <b>Address:</b>             | 100 London Road, Twyford, Wokingham, RG10 9HH.                                                                                                                                                                          |                |        |
| <b>Proposal:</b>            | Householder application for a single storey rear extension, loft conversion with a new roof scape and dormer proposed, partial garage conversion, a new front bay window and demolition of the existing rear extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                       |                |        |
| <b>Site Visit Made:</b>     | 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 in Ruscombe, a Moderate development location It is not within a conservation area and there are no protected trees on the site.

The extensions are substantial and I note that there are trees in the rear gardens along the boundaries which contribute to screening and the setting of the rear garden. In order to understand the potential impact on existing trees and vegetation and in accordance with policy CC03/2d of the Local Plan which seeks to protect and retain existing trees, hedges and other landscape features, I require an Arboricultural Implications Assessment to BS5837:2012 asap.

## Conditions & Reasons (if required)

|              |          |                |     |
|--------------|----------|----------------|-----|
| <b>Date:</b> | 11.11.25 | <b>Signed:</b> | BRC |
|--------------|----------|----------------|-----|