
MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252297
Address:	26 Wargrave Road, Twyford, Wokingham, RG10 9PQ.		
Proposal:	Full application for the proposed erection of 1no dwelling with associated access and landscaping.		
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 occupies the rear half of the back garden of No. 26 Wargrave Road which is within the Wargrave Conservation Area.

There is a turning head/potential parking area to the south of the site where the entrance is proposed from Hermitage Drive. The red line boundary of the site follows the southern boundary of No. 26 Wargrave Road and curves either side of the turning head/parking bay.

The rear garden is shown as having a fenced boundary except for this 5m wide entrance which is open to the turning head/parking bay. This is a highways issue in terms of ensuring the entrance remains open.

From a landscape perspective it would seem important to have a gated entrance across the turning head/parking bay and some mechanism to prevent parking in this space, whether these are drop down bollards, will need to be considered. An entrance considered from Lincoln Gardens may have a similar issues but it appears there is more space and dwellings with off road parking.

A Tree Survey Report and an Arboricultural Impact Assessment Report is submitted. There are 10 trees that have been surveyed, most of which are offsite save for a Holly in the northern corner at 6m high. The larger trees are mature Horse Chestnuts in the neighbours garden to the north east (T6, T10), and large Austrian Pines (T2,

T3), - these 4 trees are good quality 'B' trees. Additionally in the neighbour garden are 2 Sycamore along the dividing fence (T7, T8) Trees 6, 7 and 8 provide a good screen between the site and adjacent dwellings – although this cannot be relied upon. There are also 1 tree either side of the access from Hermitage Drive T9 and T11 which are a Lawson Cypress and a Rowan. The rooting areas from the boundary trees extend into the end of the rear garden of the site. The trees are not protected by TPO but being located in the Conservation Area affords the trees more protection. A shade constraints drawing is enclosed within the Tree Report along with a survey of the tree canopies, and a separate drawing showing the root protection areas. The shading drawing is useful for understanding visual impacts from large trees.

There will be minor incursions into the root protection areas of T6,7,8 and 11 with a need for temporary ground protection as a result of site access and set up. There will also be minor incursions from construction of foundation for the proposed building in the RPAs of T1 and T11, but are small and a specialist foundation is required. It is proposed to construct a new driveway for 2 cars and there will be minor incursions into RPAs of T7, 8 and 11 where ground protection will be required, and the use of a No Dig system is required for the driveway in order to protect T1 and 2.

Overall there are minimal tree impacts. A Tree Protection Plan is submitted within the AIA Ref. PB/TPP-25/03.18 which is acceptable. An Arboricultural Method Statement is required as a condition as per paragraph 5.4.10 of the AIA.

The tree information is acceptable.

Policy TB06 relates to development in rear gardens. There pattern of development around the site is slightly varied with other examples of buildings tucked away behind other buildings, such as the host site itself and 26 Lincoln Gardens.

The TB06 policy requires development in rear gardens to be exemplary in terms of design detailing and plot frontages, and despite the location there are opportunities at the entrance to enhance the setting of the building, as well as from Lincoln Gardens where there is currently just a 1.8m close board fence along the garden boundary. There is an opportunity to improve the view of the site from the north. In order to take full advantage of these opportunities and to comply with Policies TB06, CC03 of the Local Plan and Policies CP1 and CP3 of the CS, I require a Landscape Proposals Plan to include hard and soft landscaping and boundary treatments.

I also require an Arboricultural Method Statement that should include the mitigation measures in more detail.

There is an opportunity for the Arboricultural Consultant and Landscape Designer to develop the exterior in terms of consideration of the root protection areas of boundary trees and the effect of the canopy on the lower part of the garden and how this could be approached from the landscape scheme.

I have no objections to the scheme, although there is an issue with the access from the south, how this can work with wider traffic issues and the view of the entrance from Hermitage Drive and Lincoln Gardens. This will need to be resolved and

incorporated into a site layout and landscape scheme, and reviewed by the Arboricultural Consultant.

Conditions & Reasons (if required)			
CL07 – Arboricultural Method Statement			
CL05 – Hard and Soft Landscape proposals including boundary treatments			
Date:	23.10.25	Signed:	BRC