

# MEMORANDUM

<b>From:</b>	Brigitte Crafer Landscape Architect		
<b>Service</b>	WBC Landscape and Trees	<b>App No:</b>	252237
<b>Address:</b>	83 London Road, Twyford, Wokingham, RG10 9EL.		
<b>Proposal:</b>	Householder application for the proposed erection of single-storey rear extension with 1no. lantern rooflight and solar panels following demolition of existing conservatory, construction of rear exterior steps, changes to garage roof with solar panels, additional 1no. rooflight on side of property and changes to fenestrations.		
<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 along London Road on the edge of the Twyford Conservation area that wraps itself around the NE and NW part of the site. Next door to the site is Grade 2 listed building known as The Orchard and The White House also grade 2 listed.

The site is located within Twyford Major Development Location.

The site has 1.2m red brick walls around the front garden where there is a large front garden/driveway with large mature evergreen trees partially screening the building which consist of 2 No. Lawson cypress, 1 No. Western Red Cedar and 1 No. Yew. The Western Red Cedar T5 and Lawson Cypress T6 have substantial root protection areas that between cover the driveway.

Arboricultural information is submitted including 3 No Plans consisting of Arboricultural Impact Assessment Aug '25, Tree Constraints Plan July '25 and Tree Protection Plan-Aug. '25 and Arboricultural Method Statement report 29.8.25. The materials for the work are to be placed at the front of the house and taken to the area of working outside the construction exclusion zone. It is assumed that the route

to the area of working at the back of the house will be via the north side of the building, would this also require ground protection/track for vehicles?. The proposed extension will be built using mini pile foundations. The proposed steps represent a very small incursion onto the root protection area (RPA) of T10 Yew. I note there is a new gravel path that cuts across the RPA of T10.

There is no information about the construction of this path in the AMS. Please include construction details for the path if it will be constructed using cellweb or similar. Please include methodology for laying the path in an updated AMS and Tree Protection Plan required as a condition of planning permission. All work related to trees to be overseen by the Arboriculturalist.

I have no objection to the proposals.

<b>Conditions &amp; Reasons (if required)</b>			
CL7 – Arboricultural Method Statement and Tree Protection Plan – revised and updated.			
<b>Date:</b>	21.10.25	<b>Signed:</b>	BRC