

Landscaping Statement



Application Site: 126 & 128 Victoria Road, Wargrave, RG10

Proposal: Two-storey rear extensions and internal alterations

Applicants: Mr and Mrs Searle

Date: October 2025

1. Introduction

This Landscaping Statement has been prepared in support of the joint householder planning application for 126 and 128 Victoria Road, Wargrave.

The proposed development comprises the construction of two-storey rear extensions and associated internal alterations to both properties.

This statement outlines the approach to hard and soft landscaping following completion of the building works.

2. Existing Site Conditions

Both properties currently benefit from private rear gardens, predominantly laid to lawn with small areas of hardstanding and limited ornamental planting.

There are no protected trees, significant vegetation, or landscape features of ecological or visual importance within the curtilage of either dwelling.

Existing boundary treatments consist of timber fencing and low-level garden walls typical of the surrounding residential area.

3. Proposed Landscaping Approach

The proposals do not involve any fundamental change to the overall landscape character or layout of the site.

Following completion of the extensions and refurbishment works, both gardens will be domestically landscaped in a manner consistent with the existing residential setting. The landscaping scheme will include:

- Areas of lawn for private garden use;
- Bedding and border planting using ornamental and native species to provide seasonal interest and biodiversity value;

- Permeable patio areas immediately adjoining the new extensions to provide outdoor seating and amenity space; and
- A permeable replacement hardstanding area to the rear of both properties to ensure suitable drainage and surface water management.

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All new hard surfaces will be constructed from permeable materials, such as permeable paving or gravel, in accordance with Sustainable Drainage System (SuDS) principles.

Existing boundary treatments will be retained and repaired as necessary to maintain privacy and continuity with adjoining properties.

4. Maintenance and Management

The proposed planting and lawn areas will be maintained by the property owners to ensure they establish successfully and remain in good condition. Regular maintenance will include:

- Seasonal pruning and weeding;
- Replacement of failed planting as necessary; and
- Ongoing management of lawn and paved areas to maintain a neat domestic appearance.

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No long-term management obligations beyond normal domestic maintenance are required.

5. Conclusion

In summary:

- The proposed landscaping represents a modest domestic enhancement to both rear gardens;
- There are no fundamental changes to the overall garden layout or landscape character;
- The scheme includes lawned areas, bedding plants, and permeable patios; and
- Permeable replacement hardstanding will be provided to ensure effective drainage and environmental sustainability.

The landscaping proposals are therefore wholly appropriate to the scale and nature of the development and will positively contribute to the overall setting and amenity of both dwellings.
