

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer	
Service	WBC Landscape and Trees	App No: 260407
Address:	7 Paddock Heights, Twyford, Wokingham, RG10 0AP.	
Proposal:	Householder application for the proposed erection of a single storey rear extension along with partial loft conversion and changes to fenestration to include roof lights following demolition of existing detached garage.	
Type of Development:	Other Householder	
Site Visit Made:	Yes – 13/03/2026	

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

The Council's Landscape and Tree Officer has no objections to the proposed extension and adaptations to the dwelling following demolition of the existing detached garage. There are precedents for adaptations to other bungalow style dwellings along Paddock Heights. There are no TPO trees within the Site's boundary that would be impacted by this development. Paddock Heights is located off Hurst Road, which is a Green Route Enhancement Areas, however the trees in the rear garden of the Site are of the small ornamental variety and unlikely to be visible from Hurst Road. (CC03)

The Planning Officer will note that a sizable outbuilding (possibly an office or large shed) is being installed on raised footings at the northwest corner of the rear garden. This outbuilding may be covered under PD rights, or it may need planning permission, in which case it should be included in this application. Given the topographic change as one continues east up Paddock Heights, this outbuilding is likely to be seen by neighbours. Photographs of outbuilding taken during the Site visit are included below.

Conditions & Reasons (if required)

Date:	17/03/2026	Signed:	L. Abbott
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Site Photos taken on 13/03/2026, with access to rear garden provided by applicant/homeowner, Mrs. Ipek L'aimable





