

385-C1-02

23rd January 2026

Wokingham Borough Council
Planning Services,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Submitted via the Planning Portal

Dear Sir/Madam,

83 LONDON ROAD, TWYFORD, WOKINGHAM, RG10 9EL – 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.

PLANNING PORTAL REFERENCE: PP-14646361

PLANNING CONSENT REFERENCE: 252237

Planning Permission was granted on the 18th November 2026 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 all at 83 London Road, Twyford, Wokingham, RG10 9EL.

On behalf of my Clients, Mr & Mrs P McCormack, please find attached information and details to clear the following pre-commencement condition attached to the approval:

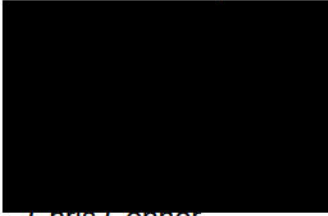
Condition 4 – Tree Protection Details

Please refer to the amended tree protection drawings and reports prepared by Merewood Arboricultural Consultancy Services showing the proposed path to the rear to limit harm to the RPA of trees within the new pathway and associated protection fencing.

The supporting information will only be provided electronically unless otherwise requested.

I look forward to receiving your confirmation that the application has been registered.

Yours sincerely,



Chris Connor
for Christopher James Architecture

Enc

Cc – Mr & Mrs P McCormack – Client