

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250361
Address:	33 Hilltop Road, Twyford, Wokingham, RG10 9BJ.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a porch, and a single storey side/rear extension following demolition of the existing detached garage.		
Type of Development:	Other Householder		
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 is on a maturing housing estate road, a semi-detached house amongst similar aged properties, some of which have been altered over time.

I refer to submissions and information 243159; photos 17.2.25; proposed ground floor, roof plan & elevations 24-615 002 Oct 24; location and site plan 24-615 003 Oct 24; planning statements 1 and 2;

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

It appears likely that the front porch would respect the building line as compared to no.25 Hill top Road. The additions are subservient, use existing/complementary materials and as such I suggest will not be out of keeping in the street scene.

There are no trees of high visual public amenity that will be impacted by the proposal. Existing landscaping is to be retained where possible.

Conditions & Reasons (if required)

None.

Date:	25.2.25	Signed:	C Ramsey
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