

MEMORANDUM

From:	Lindsey Abbott Landscape Consultant		
Service	WBC Landscape and Trees	App No:	252707
Address:	91 London Road, Twyford, Wokingham, RG10 9EL.		
Proposal:	Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 09.12.2025		

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

I have no objection to the proposed extensions and adaptations to main building, the roof and windows nor to the demolition of the existing garage, subject to conditions below.

The Site is located immediately outside the Twyford Conservation Area, set back and separated from the London Road (A3032) and public footpath by a grassy verge and wooden fence. Front gardens along this section of the road are bordered by substantial hedging and feature open drives and lawns, creating a sense of green expansiveness to motorists and pedestrians. (MDD Policy TB24)

The Site is currently a two storey brick built and rendered single-family dwelling with an attached single garage to the building's south. Precedents for similar householder adaptations/extensions exist along this part of London Road as evident in neighbouring dwellings.

There are no protected trees within the Site that would impact the proposed development, however an existing Leyland Cypress hedge (Ref: G3B, AIA site plan drawing, GHA Trees Arboricultural Consultancy, 10/2025) provides substantial boundary definition and privacy between the Site and No 83 London Road. The

existing hedge also provides a relief from built surfacing between neighbouring properties. This existing hedge is slated for removal and future replacement as per the AIA site plan drawing to accommodate construction of the extension and as agreed in an email between the owners of No 91 and 83. The proposed planting/hedging/boundary treatment between No. 91 and 83 is unclear.

The intentions for a mature tree located in the rear garden of neighbouring No 83 and identified as T4 Cypress “U” (AIA site plan drawing, GHA Trees Arboricultural Consultancy, 10/2025) are unclear.

The landscape intentions for the driveway, front garden and the boundary treatment with the highway verge are unclear. I would like to see an improvement to the front of the site in accordance with Local Plan policy CC03, especially as the size of the dwelling will be increasing as well as the potential decrease of the front garden to accommodate a new driveway configuration. Again, the intention for the driveway, including exact location, dimensions, materials for surfacing are unclear (Ref: Drawing numbers 08225-10 and 08225-11, Creative Design & Structure, Ltd., Nov 2025).

As a condition – I would like to see confirmed landscape treatment proposals for the front and side of the new development, both new and retained, including:

- the proposed planting/hedging/boundary treatment between No. 91 and 83
- whether T4 Cypress will be retained or felled
- the proposed driveway configuration and relevant supporting information
- the proposed landscaping for the front garden and any boundary treatment with the highway verge

These details should be included on a landscape plan.

Conditions & Reasons (if required)

CL4 – Simple Landscape Plan – see above in accordance with Policies CP1, CP3 and CC03. R12 Residential Boundary Treatments -WBC Borough Design Guide Supplementary Planning Document (June 2012)

Date:	16.12.2025	Signed:	L. Abbott
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