

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252201
Address:	38 New Road, Twyford, Wokingham, RG10 9PT.		
Proposal:	Householder application for the proposed erection of two-storey side and rear extension following demolition of existing conservatory, replacement pitched roof, replacement of garage, rear decking, changes to fenestration and the addition of 1no. rooflight.		
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 located along New Road and at the junction with Malvern Way – it is in a key location and fittingly so for its architectural character and detailing that appears unchanged since it was built, making Milverton a stand out dwelling in terms of its historic materiality and its integrity.

There are minimal extensions to each side of the building which contribute an individual distinct character matching that of the main house. The minimal extensions do not detract from the main frontage character of polychromatic brickwork and tiled roof which demonstrates a distinctly 'less is more approach'. The dwelling is centrally placed within the plot with hedges and trees to the boundaries and well kept over the last few years. The existing dwelling responds well to the setting, which together with its built character is indicative of a way forward for further development on the site which should concentrate of preserving the frontage and focus on enlarging the footprint to the rear of the plot rather than to the sides so that the character and setting is preserved. The additions should not be so large that they make the existing dwelling subservient to the extended development.

The proposals include a considerable increase in footprint. The elevations do not show the existing detailed brickwork which is a key feature of the house. It seems

as though the extension will be white rendered, which is at odds with the existing material character of the house. The scale of the extension is not recessive in the front view of the house to the extent that would replicate the modest lines of the existing dwelling.

There are a large number of trees to the side boundaries and the rear gardens. The garden has been well kept. There are no protected trees on the site but many of the existing will be retained which is demonstrated on the Tree Protection Plan overlaying the proposed site layout.

An Arboricultural Impact Assessment/Statements and Tree Protection Plan for Proposal - Milverton 38 New Road Twyford is submitted which includes a tree survey schedule but the tree survey plan is included in the architect's plan 'As Existing Site and location Plans' – Ref. D1345-01c

The Arboricultural Report Arboricultural Impact Assessment/Statements and Tree Protection Plan for Proposal Milverton 38 New Road Twyford – Kim Gifford, includes descriptions of 9 Trees and 3 hedges surveyed which includes 5 'B' quality trees, 1 'U' and 3 'C'. Hedge H2 (west boundary) is shown on the Tree Protection Plan as being Beech at 3m high – although in the tree schedule it is described as mixed species. This hedge covers the majority of this boundary and should be retained. Hedge / Group of trees at the rear garden boundary is a Lawson cypress hedge is shown as retained. To part of the eastern boundary is a Privet hedge at 2.4m high, and a Box hedge of 1.5m high further along the boundary.

There is no 'treeworks' section in the AMS. There is no mitigation for lining post holes with plastic before filling with concrete, although there is no indication of where the fencing is proposed other than to the front of the site. It looks as though all existing hedging is to be retained, which may require height reductions.

There is no mitigation for the foundations of the extended garage which is adjacent to Hedge 1 (L. Cypress) and no access for maintenance to the rear of the garage.

The proposed garage has the footprint of a dwelling at 7.45m x 8.65m and takes up a large area of the rear end of the garden. With a large area of hardstanding to the north side of the rear garden. It's not clear if the driveway access will be renewed from the existing e.g. widened, resurfaced and what with. There is space for 2 vehicles beneath T6 which is new development and mitigation will be required in the AMS for the installation of hard surfacing in RPA of T8.

No RPA has been shown on the TPP for the Lawson cypress hedge at the end of the garden. It is important to know the position of the RPA as a garage is proposed in front of it and no space is left for maintenance.

A contemporary style fence is proposed to the front of the site – presumably to the front of the proposed Photonia hedge. This is assuming the attractive brick boundary wall is being removed. I can see no mention of the removal of the wall.

As it stands there is insufficient information to assess the impact of the built addition on the character and materiality of the existing, or the impact of the extended

dwelling in the setting / character and appearance of the dwelling in its prominent location.

There is insufficient information relating to the protection of existing retained trees.

Overall the built development of the extended dwelling and proposed garage are of a much larger scale than the existing house and garage and as such out of character with the general pattern of development and the distinctive character of the existing house.

As it stands I am unable to support the proposals as they fail to meet with Policy CP1 and CP3 particularly a) suitable scale of activity, mass, built form, materials and character to the area together with a high quality of design.... C) Have no detrimental impact on landscape...f) contribute to a sense of place in the buildings and spaces themselves and the way they integrate with their surroundings (especially existing dwellings), including the use of appropriate landscaping..

The proposals are contrary to Policy CC03 of the Local Plan Section 2 d\0 \protect and retain existing trees... - there is insufficient information relating to the protection of trees that would need to be updated in an Arboricultural Method Statement.

Conditions & Reasons (if required)			
See above			
Date:	30.10.25	Signed:	BRC