

Mr Ben Pitts
Ashburton Ltd.
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Our Ref: 190932
Your Ref:

Direct: ☎01189 374294
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26th June 2019

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Mr. Pitts,

RE: PROPOSED WORKS TO TWO CYPRESS CONIFERS ON LAND AT FOUR CORNERS, UPPER WARREN AVENUE, CAVERSHAM, RE4 7EB - WITHIN AREA 2 OF TREE PRESERVATION ORDER NUMBER 319.

Thank you for your application dated 13th May 2019, regarding the above, and supporting Site Visit Notes from your Chartered Engineer.

Further to my visit on Wednesday 18th June 2019, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

Approved Tree Works

- 2x Conifers to the front of the property - Fell to ground level.

Reading Borough Council would not usually consent to the removal of a healthy protected tree, however, on this occasion it has been identified that the Cypress Conifers are small trees growing close to the dwelling. The trees have potential for future growth. Due to their proximity to the property the trees already block windows, their branches in direct contact with the property and this nuisance will increase as the trees mature.

Both trees are young and set back from Upper Warren Avenue, a private residential road. It is considered that the removal of the trees not detract from the amenity of the property and wider landscape such that would support the refusal of this application at this time.

Conditions

1. All tree surgery shall be in accordance with BS 3998: (2010) Tree Work - Recommendations.

Reason: To ensure that all works are carried out in an acceptable arboricultural manner

Informatives

1. You are advised that, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012, this decision is valid for one pruning operation (as per the approved specifications) to be undertaken within two years from the date of this notice, after which the consent lapses and a new application will be required.
2. Disturbance of wildlife: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb roosting bats or nesting birds. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work. Wildlife and habitat controls are administered by Natural England who can be contacted on 0300 030 6000
3. Tree work consents on land not owned by the applicant: It is strongly recommended that the owner of the tree be advised of any proposed works. The owner's permission must be sought if the tree works involve work past the boundary line. This consent does not in any way imply that this Council has informed the owner of sought permission or will condone the use of consents to force any landowner to grant such permission.
4. The removal of the two conifers is agreed due to the likely future nuisance as a result of their proximity to the property and due to their limited amenity value to the locality. The potential structural risk from future root damage, as mentioned in the supporting document, has not been assessed in any depth.

If you wish to appeal against any of the conditions attached to this consent, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

The Environment Appeals Team, The Planning Inspectorate, Room 3/25, Hawk Wing,
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Email: environment.appeals@pins.gsi.gov.uk

Tel: 0117 372 8192

If you require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely,

Sarah Duckworth

Sarah Duckworth
Consultant Assistant Natural Environment Officer

cc. Mrs Rebecca Zeman, Four Corners, Upper Warren Avenue, Caversham RG4 7EB