

Mr. Daniel Power
94 Woodcote Road
Caversham
Reading
Berkshire
RG4 7EY

Alison Bell
Head of Environment &
Neighbourhood Services
Civic Offices, Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 180896/TPO
Your Ref:

Direct: ☎01189 374294
sarah.duckworth@reading.gov.uk

20th June 2018

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Mr. Power,

RE: PROPOSED WORKS TO TWO YEW TREES ON LAND AT 2 WOBURN CLOSE, SUBJECT TO TREE PRESERVATION ORDER NUMBER 26/00 AND ONE YEW TREE ON LAND AT 4 WOBURN CLOSE, SUBJECT TO TREE PRESERVATION ORDER NUMBER 18/01.

Thank you for your application dated 30th May 2018, regarding the above.

You have applied to reduce the canopies of three Yew trees back to 5ft (1.5m) from the house (94 Woodcote Road) to reduce the risk of damage to the house and improve light.

On site, we noticed that only two of the trees (T1 and T2 of TPO 26/00) are within 1.5m of the property. The remaining tree (T1 of TPO 18/01) is over 1.5m from the dwelling but the canopy is in contact with outbuilding. Although not stated on your application, you advised me at our meeting that you were also hoping to reduce the canopy of this tree by 1.5m in order to reduce the overhang into the garden.

A reduction of 1.5m would create many pruning cuts behind the existing foliage line on one side of the tree leaving this tree greatly defoliated and asymmetrical in form. I consider that this work if permitted would be detrimental to the health and vitality of the tree as well as its aesthetic form.

In view of this works to Yew tree (T1 of TPO 18/01) are **refused**. Consent has been granted for lesser works to prune to give 1m clearance to the outbuilding in order to prevent directly damage from the branches to the property.

I can confirm that the following proposed works, as detailed in your application, are **approved** subject to the conditions below:

- T1 & T2 (Yew) of TPO 26/00 - Reduce canopies to give 5ft (1.5m) clearance to the side elevation of 94 Woodcote Road.

In addition, the following lesser works have been approved to T1 of TPO 18/01, subject to the conditions below:

- T1 (Yew) of TPO 18/01 - Prune branches as necessary to give a maximum of 1m clearance to the adjacent outbuildings.

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

2. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reason: Spikes can cause extensive long-term damage

Informatives

1. You are advised that this decision is valid for 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.

If you wish to appeal against this decision, or 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
Trees and Hedges
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: 0303 444 5584

If you suffer any loss or damage as a result of this refusal of consent, you may be entitled to recover compensation from the Council. If you wish to make a claim you must do so within 12 months from the date of this decision (or, if you appeal to the Secretary of State, within 12 months from the date of his decision). Claims should be made in writing to the Insurance Section, Reading Borough Council, Civic Centre, Bridge Street, Reading, RG1 2LU.

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. The Owner / Occupier, 2 Woburn Close, Caversham RG4 7HB
The Owner / Occupier, 4 Woburn Close, Caversham RG4 7HB