



Date: 10th March 2025

In reference to: Planning Application at: 1 SEED GROVE, TILEHURST, READING, RG31 6PZ
Application / registration Number: PL/25/0195

Site: 1 Seed Grove, Tilehurst. Planning Application details.

The Application submitted was registered on the 7th Feb 2025 but during the validation process Grahame Jones (Planning Administrator), raised concerns in his response email of 7th Feb 2025, which states the following:

Applicant: Jo and Gill Martin and Cain
Location: 1 SEED GROVE, TILEHURST, READING, RG31 6PZ
Proposal: Single storey extension to existing garage.
Application Number: PL/25/0195
Application Type: Householder planning permission
Expected Decision Level: Delegated Decision
We are in receipt of your application received on: 07/02/2025

Future Tree

Thank you for your application for the above site. It has been registered on the above number. However it is currently invalid, for the following reason:

- No tree survey – there is a copse of protected trees just beyond the western boundary of the proposal, easily within falling distance. As per our validation checklist, the application should have been accompanied by a tree survey (of ALL trees within 15m of ANY part of the proposal) and an Arboricultural Impact Assessment. Please submit this as soon as possible.*

Once this is submitted, I will forward on your application to the allocated Officer, who will be in touch.

If we do not have a response from you within 28 days, the application will be closed and the fee refunded.

Yours faithfully,

*Grahame Jones
Planning Administrator*

Although not formally stated here by RBC Planning Authority, planning related Tree Surveys and subsequent Arboricultural Implications Assessments (AIA) should be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction – recommendations (or any subsequent replacement BS).

This should be prepared by a suitably qualified and experienced arboriculturalist.

Scope of the Project.

The work applied for is very minor- a small single story garden workshop space with a relatively small footprint (4800 x 3300mm) abutting an existing double Garage.

The majority of the proposed footprint is over existing driveway space, with a small ingress into a lawn area (to the West). A low retaining wall to the North, which retains a youthful mixed hedge, is to remain in place and undisturbed. There is a minor widening of the existing driveway (to the West) included in the application.

As such, the Author has taken a commonsense approach to determine which trees might be a material consideration or possible constraint to the proposed development, and what information and guidance might be considered proportionate in this situation to protect trees on site.

The basic level of information necessary to consider and determine this application is supplied within this letter and accompanying appendix.

Topographical and proposed footprint Plans have been supplied in CAD format by the project Architect (Anne Owen).

A visual assessment of the material importance of trees on site was carried out at the site visit on the 15th February 2025, and a B.S.5837: 2012 Tree Survey has been undertaken.

The Tree survey information has been collated in the Arboricultural Data Table which can be found in the appendix.

The topographical plans have been amended by Future Tree as appropriate to visually represent the tree related information and can be found in the appendix.

Trees of Material Consideration.

- General:

All observations of trees were undertaken from ground level. No internal examination of trees was undertaken, nor has any excavation to determine root spread been carried out. Where stated, all dimensions are approximate unless otherwise indicated. Any disease suspected has been identified from visual assessment of symptoms and signs only.

- Specific:

The site and trees were inspected on the 15th February 2025.

Trees referenced are indicated with corresponding numbers on the Site plans within the appendix.

There are no trees within the curtilage of the site that are within 15m of the proposed development footprint.

There are two trees on adjacent land which are regarded as potentially material to the application, and as such these have been considered and surveyed.

T1: a Sycamore under private ownership.

T2: a Box Elder, a street tree on Overdown Road.

According to the Reading Borough Council Tree Preservation Order Directory Sycamore Tree T1 may be subject to Tree Preservation Order 51/003; land opposite no. 1 Oak Tree Copse.

Box Elder T2 is a street tree, under management of Reading Borough Council, and has no other formal legal protection applied.

According to the Reading Borough Council Planning Website, Conservation areas & listed buildings page, the Site is not within a Conservation Area.

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Assessment of likely impact on trees of material consideration:

The Tree Constraints Plan demonstrates the projected root spread of the two trees, based on the calculation recommended within the British Standard. The area on the plan represented by the purple lines is termed the Root Protection Area (RPA).

This visual tool demonstrates quite clearly that the construction footprint for this development is proposed significantly outside the RPA's of both implicated trees.

The canopy spread and RPA's of both trees are also significantly separated from the proposed construction zone by established and robust boundary fences to the North and West. These fences are themselves outside of the trees RPA's.

It is therefore considered highly unlikely likely that these trees will be negatively impacted by the proposed development during construction.

Nor is it felt likely that the subsequent use and enjoyment of the proposed development would be compromised by the presence of these trees.

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Summary

The decision to grant or refuse Planning Consent for this Application rests with the Reading Borough Council Planning Department.

However, it is not considered by Future Tree that trees represent a sufficient constraint to reasonably refuse consent for this application.

Furthermore, given the modest nature of the proposal and the existing robust fencing, it would be regarded as unnecessary, disproportionate and indeed impractical to specify and condition the provision of any additional bespoke tree protection fencing or ground protection measures.

Existing boundary fencing is considered to provide sufficient protection during excavation and construction activities.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'Eddie Butler', written on a light background.

Eddie Butler (N.D. Arb.)
LANTRA Prof. Tree Inspector

APPENDIX

•	Arboricultural Data Table
•	Tree Location Plan
•	Tree Constraints Plan

Future Tree

1 Seed Grove Tilehurst

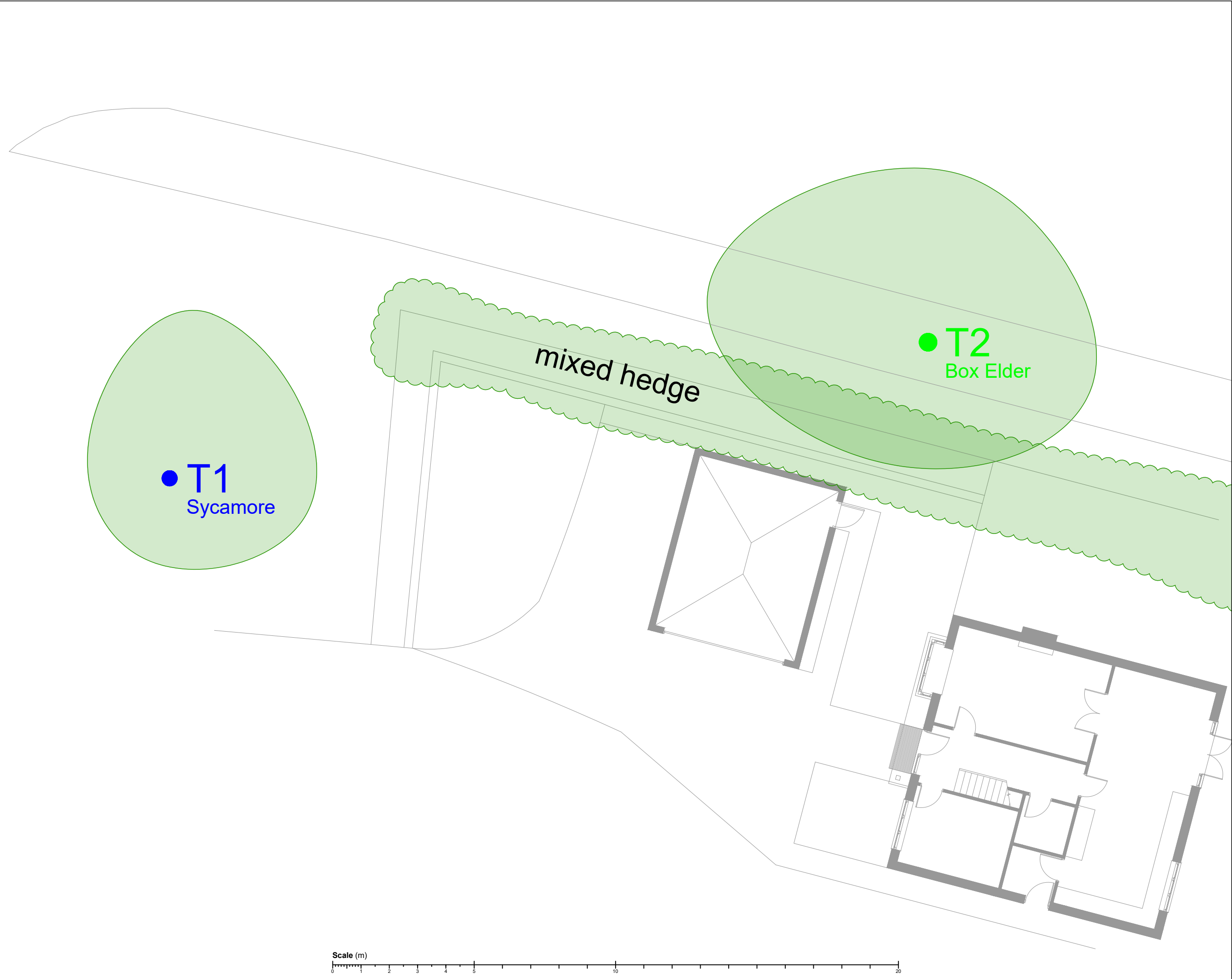
**British Standard 5837:2012
Tree Constraints Appraisal**

9th March 2025



Arboricultural Data Tables					Notes
Data Table Fields and Abbreviations					- The categorisation of trees in accordance with British Standard 5837:2012 is a subjective exercise and may be subject to variation when compared with other professionals' evaluations. - Trees are dynamic structures and advice should be taken on validity two years after the survey was undertaken. - The survey data may not be considered valid after more than three years. - The survey has been prepared using all reasonable skill and care. - Opinions are provided in good faith.
Abbreviations used in the survey are as follows:					
Tree No	Corresponding to plan				
Species	Common name				
Ht	Height in metres				
Crown Spread	Crown spread in metres as measured at the four cardinal points of the compass				
Stem Dia	Diameter at breast height in mm (1.5 metres above ground level), or measured in accordance with the prescribed British Standard protocol in the case of multi-stemmed specimens (see Annex C in British Standard 5837:2012 for full details)				
RPA	Root Protection Area radius in metres (derived from the British Standard 5837:2012 formulae)				
Ht to L/B	Crown height in metres as measured to the height of the lowest branch				
Age Class	Y	Young (grown to less than one third of life expectancy)			
	MA	Middle Aged (grown to between one to two-thirds of life expectancy)			
	M	Mature (grown to over two thirds of normal life expectancy)			
	OM	Over Mature			
	V	Veteran			
SULE	Safe useful life expectancy range in years				
Cond	Condition, both physiological and structural:				
	G	Good (trees with no significant defects)			
	F	Fair (trees with some defects amenable to surgery)			
	P	Poor (trees with significant defects)			
BS Cat	British Standard 5837:2012 Category (see Cascade Chart adjacent for full details)				
m/s	Denotes multistem tree along with the individual stem diameters				
#	Denotes estimated value where access was not possible				
British Standard 5837:2012 Cascade Chart For Tree Quality Assessment					
Category and definition		Criteria (including subcategories where appropriate)			
Trees unsuitable for retention					
Category U Those in such a condition that they cannot realistically be retained as living trees in the context or the current land use for longer than 10 years		Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it may be desirable to preserve</i>			
		1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention					
Category A Trees of high quality with an estimated life expectancy of at least 40 years		Trees that are particularly good examples of their species, especially if rare or unusual: or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years		Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to a wider locality	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood -pasture)	
Category C Trees of low quality with an estimated remaining life expectancy or at least 10 years, or young trees with a stem diameter below 150mm		Unremarkable trees of a very limited merit or of such an impaired condition that they so not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	
Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon. All drawings © Future Tree.					
Document Title: Arboricultural Data Tables					
Location: 1 Seed Grove Tilehurst					
Date: 09.03.2025	Project Reference: EB/SGT	Revision: 1.0			
Scale: n/a	Paper Size: A3	Drawn By: TH			
					

Data: Individual Trees														
Location: 1 Seed Grove, Tilehurst, Reading, RG31 6PZ Inspection Date: 15th February 2025 Lead Surveyor: Eddie Butler														
Tree No.	Species	Height (m)	Cr Sprd (m)	Stem Dia (mm)	RPA Rad (m)	RPA Area (m²)	LB Ht (m)	Cr Ht (m)	Age Cl	SULE	Cond Phys/Str	Observations	Recommendations	BS Cat
T1	Sycamore (Acer Pseudoplatanus)	20.0	N: 6.0 E: 5.0 S: 3.0 W: 3.0	550	6.60	137	8.0/E	10.0	M	>40	F/F	• This tree is under the ownership of a neighbouring property on Oak Tree Copse. • There is an old stump to the base of the tree, on the East side. The remains of an associated stem long since removed. • There is a car port sited underneath the Eastern portion of the canopy, and over the Eastern portion of the root zone. This structure has an established footprint denoted by a concrete raft foundation. • Suitability for retention in proposed setting: High	• No works required at the present time	B1
T2	Box Elder (Acer Negundo)	15.0	N: 6.0 E: 6.0 S: 4.5 W: 8.0	640	7.80	191	4.5/S	5.0	M	>40	G/G	• This tree is under the ownership of Reading Borough Council. • A roadside tree, growing in a grassy verge. • Suitability for retention in proposed setting: High	• No works required at the present time	A1



● T_nCategory A tree

● T_nCategory B tree

● T_nCategory C tree

● T_nCategory U tree

○ Individual tree crown spread

○ Root protection area

BS5837:2012 shade path

Proposed development footprint

Key

Notes

Drawing Title:

Tree Location Plan

Location:

1 Seed Grove
Tilehurst

Date:

09.03.2025

Project Reference:

EB/SGT

Revision:

1.0

Scale:

1:125

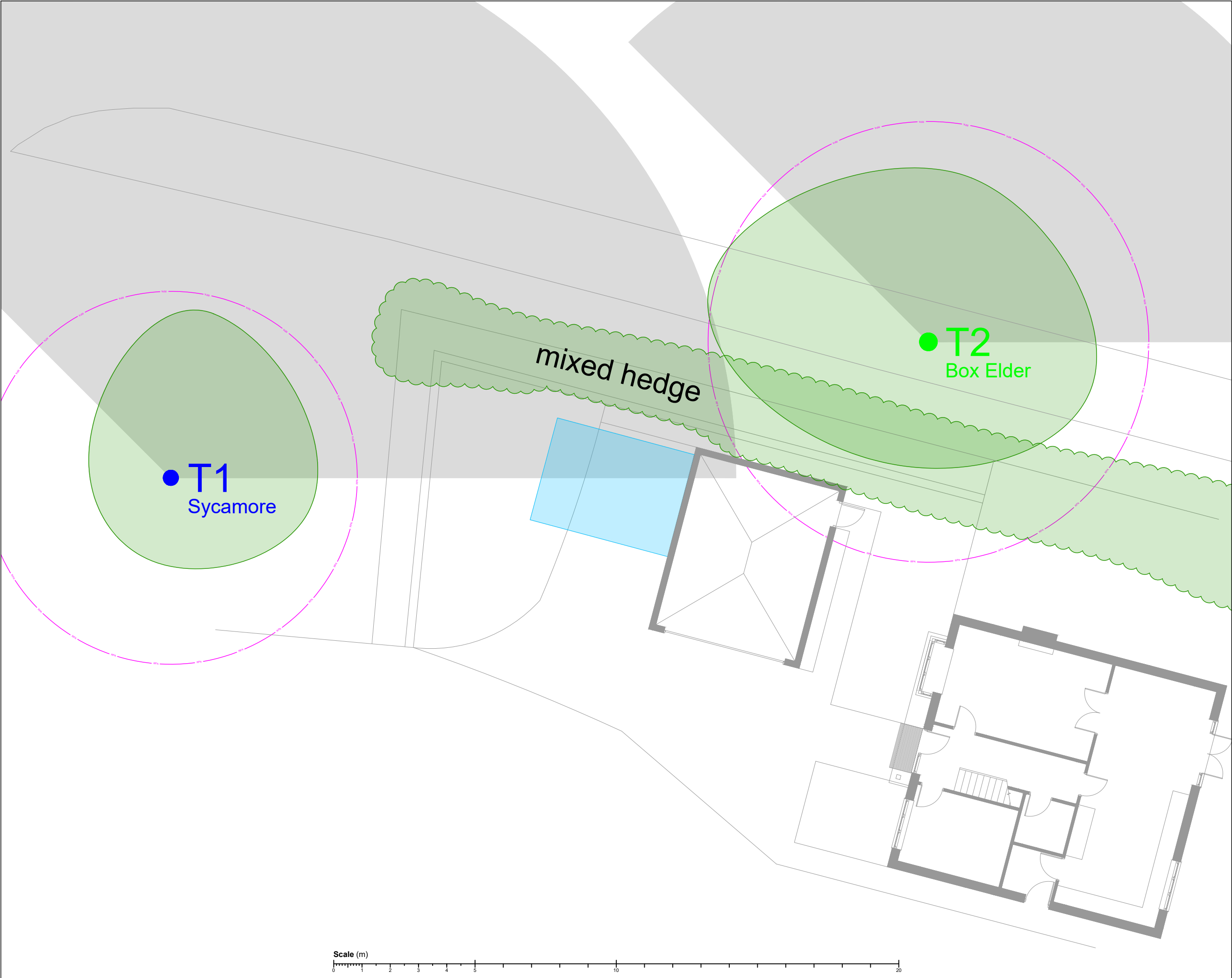
Paper Size:

A3

Drawn By:

TH

future tree
tree care
management



Key

T_n

Category A tree

T_n

Category B tree

T_n

Category C tree

T_n

Category U tree

Individual tree crown spread

Root protection area

BS5837:2012 shade path

Proposed development footprint

Notes

- Tree locations on this drawing may have been surveyed by Future Tree using a combination of on-site measurement and triangulation, plus referencing Google Earth imaging. Accuracy of tree locations is expected to be ±1.0m but cannot be guaranteed.
- Tree locations shown on these drawings must not be used for the purposes of setting out the site.

Drawing Title:

Tree Constraints Plan

Location:

1 Seed Grove
Tilehurst

Date:
09.03.2025

Project Reference:
EB/SGT

Revision:
1.0

Scale:
1:125

Paper Size:
A3

Drawn By:
TH

The logo for Future Tree, featuring the words "future tree" in a stylized font with a tree silhouette integrated into the letter "t".