

ARBORICULTURAL REPORT

11 Saint Peter's Avenue, Caversham, Reading, RG4 7DD



Arboricultural Impact Assessment report and Tree Protection Plan

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Amended (updated tree schedule) May 2025

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TREE SURVEY

1. INSTRUCTION AND TERMS OF REFERENCE

Following dialogue with Mr Richard Cutler of Cutler Architecture, Consulting with Trees (CwT) received instruction from Mr Rupert Towers to produce an Arboricultural Impact Assessment (AIA) to support a current planning application ref 230979/FUL and a Tree Protection Plan (TPP) to address an extant planning condition ref. 230982/APC, both of which are relative to development proposals at 11 Saint Peter's Avenue, Caversham, Reading, RG4 7DD. The AIA relates to the proposed construction of a new garage to the front of the property (yet to be approved) and the TPP relates to an extension to the existing dwelling as approved in Reading Borough Council's decision notice ref. 220635. As the AIA also informs the detail of the TPP, it should be referenced when implementing the tree protection measures prescribed in the TPP. The TPP is therefore attached as appendix 4 of the AIA.

NB. Following feedback from the council tree officer, we have also produced a separate draft TPP specifically for the garage development. Whilst this would normally be produced once the design and construction detail has been finalised, it has been included in the AIA in draft form to address the tree officer's concerns and aid comprehensive assessment of the planning proposals. Both the tree constraints plan (TCP) and the draft tree protection plan (TPP-D) relevant to the garage application ref. 230979/FUL are attached at appendix 2.

Tree Condition Survey: The survey is restricted to trees and hedges located on and immediately adjacent to the development areas of the site (associated with both the house extension and the garage development) as indicated on the Cutler Architecture drawings provided with our brief;

- visit the site and undertake a detailed inspection of the subject tree's health, vigour and structural integrity so as to determine their safe useful life expectancy (SULE) and to categorise the trees in accordance with BS 5837/2012 'Trees in relation to design, demolition and construction - Recommendations'
- assess the impact of the trees on the site and surrounding structures and consider future compatibility between the trees and any existing and/or proposed structures where such details have been provided with the brief.

Arboricultural Impact Assessment (AIA): The AIA is also limited to trees standing on or immediately adjacent to the development areas of the site and will accord with BS 5837/2012.

NB. Whilst the tree survey will collate data for both phases of development, the AIA report will relate only to the proposed garage development.

- collate tree survey data as part of the initial site visit detailed above, as necessary to inform the AIA
- produce AIA report comprising tree schedule (including tree condition findings), tree constraints plan (TCP) drawing ref. CwT-TCP-23-06-01, draft tree protection plan (TPP-D) drawing ref. CwT-TPP-23-09-02, impact assessment and any potential, envisaged mitigation measures relative to the development proposals where such details have been provided with the brief
- the proposal assumes that a topographical survey of the site is available and includes tree and hedge location detail and that this can be provided in dwg format in advance of our site survey. This will be used as the source of baseline data to inform the TCP
- our desktop appraisal suggests the survey will include <20no. trees and/or groups of trees and/or hedges.

Tree Protection Plan (TPP): The TPP drawing ref. CwT-TPP-23-06-02 will address the requirements of pre-commencement condition no.4 of Reading Borough Council decision notice ref. BC 220635 and is attached at appendix 4.

NB. A TPP will normally form part of an arboricultural method statement (AMS). As an AMS is not a requirement of the planning condition, the TPP document, which includes some supporting tree protection specification detail, is attached as appendix 4 of the AIA. The TPP will be informed by tree survey data and impact assessment information produced for the above items.

Compilation of the TPP will comprise;

- the TPP will be based on the site layout detail provided with our brief. Any further amendments to the layout plans and/or additional detail associated with the development such as drainage and service runs may influence the TPP
- overlay tree protection plan (TPP) detail onto the tree constraints plan (TCP), produced as part of the AIA referenced above, detailing proposed fencing and ground protection measures necessary to protect all retained trees and hedges whilst enabling implementation of the approved development
- the TPP will specify where there is a need to employ specific construction specifications to mitigate impact of development on retained trees and/or hedges and/or identify where trees and/or hedging cannot be appropriately protected in line with best practice and may need to be removed
- the TPP will also be annotated to identify any aspects of the development where specific construction specifications, operational detail and/or methodology, including site management and arboricultural supervision may be necessary to successfully protect existing trees from the development operations and ensure compliance with best practice guidance.

Updated Tree schedule – May 2025:

Following feedback from the LPA as part of planning application ref. PL/25/0120 comprising ‘two storey side extension with detached garage to front garden (amended)’, CwT received a request from the client’s agent to resurvey the treescape included in the original 2023 survey and update the schedule as necessary to reflect any changes in tree survey data and/or tree condition. In order to avoid any unnecessary work and/or associated costs, the resurvey focused on the trees and hedges in close proximity to the development proposals, primarily located to the front of the property. The findings concluded that there has been no significant change to the majority of the treescape since the original survey. Changes that were identified and considered to be potentially significant to the development project were associated with the beech (T4) and the Lime (T5). Both trees are located off site. The tree schedule at appendix 1 has been updated to record these changes. No other amendments were required to the AIA report or the other appendices.

2. SCOPE AND METHOD OF SURVEY

The report is concerned with the arboricultural aspects of the site only and restricted to trees and hedges on or immediately adjacent to the site where such trees and hedges are considered to be within the zone of influence of the development proposals. Having assessed the site and extent of proposed development, a total of 6 individual trees, 4 groups of trees, 5 hedges and 1 group of shrubs have been included in the report.

The survey has been carried out in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

All survey data has been collated in the tree schedule which is attached at appendix 1.

The trees are categorised into individual trees, groups and woodlands and additional data was recorded for hedges, shrubs and woody scrub where present.

The reference numbers of surveyed trees and groups of trees are shown on the Tree Constraints Plan (TCP) which is attached at appendix 2 and the annotated tree detail is based on data collated during our site survey. The Richard Cutler Architects drawings provided with our brief have been used as a source of baseline data for the TCP.

The tree survey was carried out from ground level only with the aid of binoculars where appropriate.

No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

Tree heights were measured using a Haga altimeter or, where inaccessible or where this level of accuracy was unnecessary, tree heights were estimated to the nearest 1m.

Trunk diameters are measured or, where inaccessible, estimated to the nearest 50mm. Diameters have been measured at 1.5m from ground level or as otherwise stated and in accordance with BS5837 recommendations.

Tree canopies have been measured or estimated where access has not been possible or where this level of accuracy was unnecessary.

This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.

Any estimated figures are followed by (e) in the schedule.

SUMMARY OF GRADING CATEGORIES BS5837:2012

Trees for removal

U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and should be **removed** for reasons of sound arboricultural management. (Identified by **dark red** colouration on the TCP.)

These trees should not be considered a constraint in terms of the development and planning process.

Trees to be considered for retention

A Those of **high** quality in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested) (Identified by **light green** colouration on the TCP).

B Those of **moderate** quality and in such a condition as to make a significant contribution (a minimum of 20 years is suggested) (Identified by **mid blue** colouration on the TCP).

C Those of **low** quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. (Identified by **grey** colouration on the TCP).

Category C trees will usually not be retained where they would impose a significant constraint on development. Category A and B trees will normally be retained.

The following **subcategories** are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.

1: Mainly arboricultural values.

A1 Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

B1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).

C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify for higher categories.

2: Mainly landscape values

A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

B2 Trees present in numbers, usually 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 the wider locality.

C2 Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary transient landscape benefit.

3: Mainly cultural values, including conservation.

A3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

B3 Trees with material conservation or other cultural value.

C3 Trees with no material conservation or other cultural value.

ARBORICULTURAL IMPACT ASSESSMENT

3. INTRODUCTION

The Arboricultural Impact Assessment (AIA) considers both the potential for development to impact on the treescape and the extent to which the value of the treescape, including the environmental and amenity benefits it provides in the wider landscape, may be considered a constraint to development proposals.

In this instance CwT have not been involved with the design stage of development project and have been instructed to produce the AIA to support planning application ref. 230979/FUL. The Tree Constraints Plan (TCP) drawing ref. CwT-TCP-23-06-01 at appendix 2 indicates the protection zones (as specified in BS5837/2012) that the trees will normally require if they are to be successfully retained as part of the development proposals. All development related activity should therefore avoid encroachment of the protection areas where feasible to do so.

Where encroachment is found to be unavoidable, the feasibility for adequate impact mitigation through the adoption of appropriate protection measures, construction specifications and methodology is considered in sections 5 to 8 below. Where considered feasible, the details of envisaged protection measures have been provided in a draft Tree Protection Plan (TPP-D) drawing ref. CwT-TPP-23-09-02, which is also attached at appendix 2 along with the TCP. It is important that the TPP-D be reviewed, giving consideration to the final approved development detail, prior to its adoption as appropriate tree protection for the garage development.

NB. A second TPP drawing ref. CwT-TPP-23-06-02 has been produced to address planning condition no.4 of Reading Borough Council decision notice ref. 220635 relative to the approved extension of the dwelling. A copy of the decision notice is attached at appendix 3. This TPP supports the discharge of condition application ref. 230982/APC

The appraisal will also take account of the categorisation of the subject trees (as prescribed in BS 5837/2012 and detailed in section 2 above) and the feasibility and expedience of their long term retention so as to determine the merits of retaining them as opposed to their removal and replacement with better quality trees in a more suitable location. Categorisation of surveyed trees is recorded in the tree schedule at appendix 1 and annotated on the TCP at appendix 2.

The prescribed tree protection measures must be strictly complied with throughout the development process to ensure that where considered desirable to retain trees and where trees have been specified for retention, adequate provision will be made for their protection and successful retention.

4. THE PROPOSAL

The AIA report deals solely with proposals for a new garage to be located in the front garden area of the property known as 11 Saint Peter's Avenue, Caversham, Reading, RG4 7DD, further details of which are provided in the Cutler Architecture suite of drawings and additional supporting documents to be submitted with the planning application.

The AIA survey data has also been used to inform production of a second Tree Protection Plan (TPP) drawing ref. CwT-TPP-23-06-02 which has been produced to address planning condition no. 4 of Reading Borough Council decision notice ref. 220635 relative to the approved extension of the existing dwelling on this site. A copy of the decision notice is attached at appendix 3 and the TPP is attached at appendix 4. This TPP supports the discharge of condition application ref. 230982/APC.

5. APPRAISAL

Information obtained from Reading Borough Council as part of our desktop assessment advises that the site itself is not within a conservation area. However, the online information we were able to obtain suggests that some of the trees on and adjacent to the site are the subject of tree preservation orders (TPO). The council's records show;

- TPO 106/07 relates to trees located at 13 St. Peters Avenue
- TPO 33/003 relates to trees located in the roadside verge of St Peters Avenue

NB. TPO and mapping details have not been purchased to determine tree type, numbers and locations relative to the TPOs listed above. Further enquiries should therefore be made to confirm such detail, prior to undertaking any work to trees, or within the vicinity of trees, on or adjacent to the site. CwT can pursue confirmation of this detail if required.

No other tree related legislative constraints were identified.

The application site comprises a two storey detached property located in a spacious plot on the southerly aspect of St. Peters Avenue. The existing main access drive is located in the NE corner of the site and the existing garage is set within the footprint of the existing dwelling adjacent to the eastern site boundary. The proposed garage will be located in the N/W corner of the front garden area and access to it will require some minor amendments to the layout of the existing driveway. Our brief has advised that any such amendments will be located outside the RPA of retained trees. It should be noted however, that a large proportion of the existing drive is located within the RPA of retained trees and appropriate protection measures are therefore considered in section 7 below.

Whilst there are a limited number of significant trees within the site, there are several boundary hedges providing important screening between the site and neighbouring properties and these have therefore been a consideration of the AIA. The majority of the better quality trees are located in the front gardens of the site and neighbouring properties and in the highway verge immediately north of the site. From the information provided with our brief and the data collated as part of the tree survey (see tree schedule at appendix 1 and TCP at appendix 2), it would appear that all significant trees and hedges can be retained and appropriately protected from the development proposals.

Section 6 and 7 below consider the generic and site specific constraints that will need to be addressed as part of the development proposals and outline details of the mitigation measures considered appropriate to do so.

6. MAIN GENERIC TREE CONSTRAINTS

Tree(s)	Issue(s)	Detail and relevance to project
Higher category trees	BS5837/ 2012	Whilst the British Standard advises restraint in attempts to retain too many trees or unsuitable trees on a development site, the premise would normally be to avoid removal of any A and B category trees i.e. healthy trees of good form and significant safe useful life expectancy (SULE) that are likely to continue to contribute to the aesthetics and amenity value of the site for >20years. The survey identified 4 individual category 'A' trees and 1 category 'A' group. There was also 1 individual category 'B' tree and 1 category 'B' group. All of the existing higher category trees can be retained and adequately protected with protection measures as prescribed in BS 5837/2012. See section 7 below for bespoke protection measures required for those trees where development activity encroaches within the RPA.
All surveyed trees	Legislative constraints	Two Tree Preservation Orders, relative to trees on and adjacent to the site, were identified as part of our desktop appraisal. It was not possible to confirm from the council's online information, which of the surveyed trees were the subject of the TPOs. It will be necessary to purchase additional information from the council in order to confirm this detail. The relevant TPO references are; • TPO 106/07 relates to trees located at 13 St. Peters Avenue • TPO 33/003 relates to trees located in the roadside verge of St Peters Avenue
T1, T4 and T5	Ownership	These trees stand either on the highway verge and/or within neighbouring property. We understand that St Peters Avenue is a private road and responsibility for the highway trees had not been confirmed at time of writing. Whilst ingress of branches and roots to the site may be considered a legal nuisance and can be removed under common law, any resulting damage or death of the trees may be considered criminal damage. Where trees are identified for retention provision should be made to mitigate any potential risk of damage to these trees. Where works are proposed to neighbouring trees advanced dialogue with the owners is recommended even if the works do not require their consent. Any proposed tree works should be prescribed and/or approved by a suitably qualified arboriculturist.
All surveyed trees	Development operations	All construction activity including demolition, site clearance, foundation construction, surface treatments and any drainage or service runs must ensure compliance with prescribed site management and tree protection measures.

7. SITE SPECIFIC CONSTRAINTS AND POTENTIAL DEVELOPMENT IMPACT

Tree(s)	Issue(s)	Detail and relevance to project
T1 to T6, G1, H1, H2 and S1	Construction activity associated with the proposed garage	T6 and G1 comprise relatively young trees and it is therefore recommended they be transplanted to alternative locations within the site to facilitate the development, rather than removed. The shrubs comprising S1 will be cut back as necessary to facilitate the development. All other trees and hedges can be protected using standard protection measures prescribed in BS 5837/2012 as suggested on the TPP-D at appendix 2. Potential impact: • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general construction activity • Excavation, ground level and surface type changes within the RPA of retained trees/hedges • Ground pollution such as cement contamination • Wounding or physical damage to the trees/hedges above or below ground as a result of construction traffic and/or activity • Permanent changes to the below ground growing environment. Recommendations: • Young trees will be appropriately prepared and transplanted by suitably experienced arborists, during the dormant season preceding the development project • That the project planning and contract specification for the development take account of the site constraints, particularly the extent of the root protection areas, resulting in limited space for construction activity, parking and/or material and/or machinery storage and therefore must stipulate the need for advanced site logistics planning and the specification of an appropriate scale of equipment and to designate specific areas for parking, cement mixing, material storage, site cabins, etc, avoiding the RPA of retained trees • The close proximity of the garage footprint to the RPA of retained trees limits the extent of excavation that will be permitted around the garage footprint and suggests the need for sheet piles to be installed around the perimeter of the footprint, prior to excavation • Excavation will be limited to the area contained within the sheet piles on the northern, southern and western aspects of the garage • The garage foundations will then be laid within the excavated area enabling the garage to be constructed prior to removal of the sheet piles • The garage walls will then act as retaining walls to accommodate the variable ground levels around the building thereby avoiding excavation and/or grading within the RPA of retained trees • All associated activity will be the subject of an arboricultural method statement (AMS) which will prescribe an appropriate programme of arboricultural supervision and monitoring

		• The AMS should be secured by appropriate conditions as part of any planning permission • Retained trees/hedges will be protected from activity associated with the development project by adopting generic protection measures comprising a combination of barriers and ground protection as prescribed in BS 5837/2012 and detailed in the TPP-D at appendix 2 • Any prescription for ground protection will take account of both the current ground conditions/surfacing and the loading to which the area will be subject during the course of the development • All prescribed tree protection measures will be installed prior to commencement of any site activity including any site clearance and/or demolition • The potential for some minor incursion to the RPA of the laurel hedge (H2) (see TPP-D at appendix 2) is considered acceptable given the robust and vigorous qualities of this species and the restrictions to canopy growth resulting from its management as a hedge.
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T1 to T4, H1 and S1	Amendments and/or upgrading of the existing access.	The location of the proposed garage will require amendments to the layout of the existing driveway details of which were not available at time of writing. Whilst a large proportion of the existing drive is located within the RPA of retained trees, our brief has confirmed that any such amendments will be limited to areas beyond the RPA of retained trees Potential impact: • Significant encroachment of RPA • Excavation, level changes and/or ground compaction associated with amendments and/or upgrading of the existing access drive and parking area Wounding or physical damage to trees above or below ground as a result of hard standing construction activity • Permanent changes to the below ground growing environment. Recommendations: • No amendments, excavation and/or surface type changes will be permitted within the RPA of retained trees • Should the need for such works within the RPA of retained trees be identified, the retained arboriculturist will be consulted and a bespoke AMS produced and submitted to the LPA for approval, prior to implementation • The generic protection measures detailed in TPP-D at appendix 2 should be adopted for any works associated with driveway modifications outside the RPA of retained trees, subject to a review of the TPP-D by the retained arboriculturist once final design and layout drawings have been approved.
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Tree(s)	Issue(s)	Constraint and recommended mitigation
All surveyed trees and hedges	Drainage and service runs	No details of additional drainage and/or services requirements had been confirmed at time of writing. Any works associated with new services and/or amendments to existing services should seek to avoid any encroachment within the RPA of retained trees. Potential impact: - Excavation associated with drainage and service trenches, soakaways, harvesting tanks and/or heat source pumps within the RPA of retained trees may result in the severing or wounding of live roots - Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general activity required to install services and/or drainage facilities. Recommendations: - No excavation and/or construction activity that is associated with the installation of new and/or amendments to existing drainage and service trenches, soakaways, harvesting tanks and/or heat source pumps, will be permitted within the RPA of retained trees - Temporary barriers and ground protection will be installed in accordance with BS 5837/2012 as necessary to protect the treescape - where such works are required within the RPA of trees, the retained arboriculturist will be consulted and a bespoke AMS produced and approval sought from the LPA, prior to implementation
All surveyed trees/hedges	Hard and soft landscaping	No details of any proposed hard and/or soft landscaping were available at time of writing. Potential impact: - Landscape works, usually implemented in the latter stages of a construction project can involve excavation, cultivation and changes to levels and surfacing that have the potential to negatively impact retained trees. Recommendations: - All retained trees will be protected for the duration of the project using a combination of standard protection in accordance with BS 5837/2012 and with specifications and methodology prescribed in the AMS - Where landscape works are required within the RPA of retained trees, the retained arboriculturist will be consulted and the scheduling, construction specifications and methodology for such works will be prescribed in a bespoke AMS.

8. CONCLUSIONS

- The findings of the AIA suggest that all significant trees and hedges can be retained and appropriately protected from the development proposals.
- Whilst a large proportion of the existing drive is located within the RPA of retained trees our brief has advised that any proposed amendments to the driveway will be limited to areas beyond the RPA of retained trees
- Following feedback from the council tree officer, a draft tree protection plan (TPP-D) drawing ref. CwT-TPP-23-09-02 has been produced specifically for the garage development. Whilst this would normally be produced once the design and construction detail has been finalised, it has been included in the AIA in draft form to address the tree officer's concerns
- It is important that the TPP-D be reviewed by the retained arboriculturist, giving consideration to the final approved development detail, prior to its adoption for the garage development
- All retained trees will require appropriate protection, adopting a combination of generic tree protection measures as prescribed in BS 5837/2012 and bespoke specifications and methodology which should be provided in an arboricultural method statement (AMS) which will incorporate the final version of the TPP-D
- It is recommended that production of and compliance with the AMS be secured by condition attached to any planning permission associated with this development.
- In addition to the compilation of this AIA, our brief requested production of a separate tree protection plan (TPP) to address planning condition no. 4 of Reading Borough Council decision notice ref. 220635 relative to the approved extension of the existing dwelling and to support the application for discharge of that condition ref. 230982/APC. As the AIA survey data has informed the compilation of this TPP drawing ref. CwT-TPP-23-06-02 it is attached at appendix 4 for ease of reference.

Appendix 1

Tree Schedule

NB. The original tree survey which collated the data in this schedule was implemented in June 2023. A resurvey of the trees was implemented in May 2025 to ensure that all survey data was accurate and up to date. The resurvey identified some minor changes to the stem diameter of T4 and the condition of T5 and the tree schedule has been updated accordingly.

TREE SURVEY SCHEDULE KEY

1. TREE No: Allocated individual tree or group number, this may or may not be tagged on site.

2. TREE SPECIES: Common name followed by botanical name in brackets.

3. AGE CLASS:

- Y** : Young
- SM** : Semi-mature
- EM** : Early Mature
- M** : Mature
- LM** : Late Mature
- OM** : Over mature
- V** : Veteran (of biological, cultural or aesthetic value, usually beyond typical age range)

4. DBH: Diameter of the tree stem in millimetres measured at 1.5m from ground level.

5. CROWN SPREAD (CS): Shown as cardinal points N, S, E, W. Dimensions in metres taken from centre of stem.

6. HEIGHT (H, CH, FB) Height of tree in metres to the highest point (H). Height of canopy/foliage at lowest point (CH). May also record height and orientation of first branch (FB) union on tree stem. Measured in metres from ground level.

7. PHYSIOLOGY + STRUCTURE: General categorisation i.e. Good, Fair, Poor

8. CONDITION + SITE DETAIL: Description of general form, including presence of physical defects, disease or decay and other appropriate details based on health, vitality and overall structural integrity that may influence SULE and BS categorisation (see 10 and 12 below). May include reference to other site structures and features.

9. PRESCRIPTION: May prescribe appropriate remedial works and/or works required to facilitate development proposals. **NB. ** in col. 9 = Works that are not essential to implementation of approved development and may require a separate application/notice where trees are the subject of a TPO and/or within a conservation area.**

10. ROOT PROTECTION AREA (RPA): Area of rooting volume that must be retained and protected from all development activity as prescribed in BS 5837/2012. The top figure = the radial distance of a standard circular RPA from the tree stem. The lower figure = the total area of the RPA and can be used where it is necessary to calculate an irregular polygon RPA. NB. All young trees with dbh <100mm have been allocated a minimum RPA of 1.0m radius

11. SAFE USEFUL LIFE EXPECTANCY (SULE): Estimated number of years the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age and physiological and structural condition i.e. <10, >10, <20, >20, >40. (NB. This assumes that there will be no physical changes to its immediate environment.)

12. BS CATEGORY: (please refer to section 2 of this report or BS5837:2012 section 4.5 and Table 1 for detailed descriptions)

U: trees for removal – in such a condition that they cannot be realistically retained for longer than 10 years.

A: trees of high quality – with estimated remaining life expectancy of at least 40 years.

B: trees of moderate quality – with estimated remaining life expectancy of at least 20 years.

C: trees of low quality – with estimated remaining life expectancy of at least 10 years or young trees with a stem diameter < 150mm.

NB. 'C' category is applied to young trees <150 dbh as their age/size means they can be easily transplanted or replaced. Shown as 'C1a' in column 12 of the schedule

Abbreviations: **AGL** = above ground level. **N/A** = not applicable or not available. **'e'** = estimated measurement. **N,S,E,W** = cardinal orientation. **dw** = deadwood. **Av** = average. **Max** = maximum. **o/s** = outside. **adj.** = adjacent. **DDT** = Decay detection test. **AD** = Ash Dieback disease. **SD** = Stem damage. **PP** = poor planting and/or aftercare. **W+M** = create weed free area and mulch.

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T1	Lime (<i>Tilia x europaea</i>)	M	520	Av. 6.0	20 1.8 4.5 S	Good Good	Highway verge tree – private road. Dw throughout canopy. Restricted rooting area – surrounded by hard surfacing.	**Dw.	6.3 124	>40	A1
T2	Scots Pine (<i>Pinus sylvestris.</i>)	M	510	0.0 4.0 3.5 2.5	20 e 3.0 6.0 S	Fair Fair	Malformed canopy – suppressed by T3, weighted to S. Shared canopy space with T3, making it reliant on presence of T3.		6.0 113	>40	B2/ C1
T3	Lime (<i>Tilia x europaea</i>)	M	650 e	7.5 4.5 7.5 6.0	22.0 e 2.0 2.5 N	Good Good	Immediately adj. existing drive (E). Minor root damage to drive.		7.8 191	>40	A1
T4	Beech (<i>Fagus sylvatica</i>)	M	430	4.5 4.5 4.5 7.0	18 e 1.0 2.0 SW	Good Fair	Highway verge tree – private road. Telephone cable through canopy. Root damage to footpath. Minor girdling roots around base of stem. Restricted rooting area – surrounded by hard surfacing.		5.1 81	>40	A1

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	1.5 3.0 NE H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
S1	Yew (<i>Taxus baccata</i>), Christmas Berry (<i>Photinia × fraseri</i> 'Red Robin'), Bamboo (<i>Arundinaria nitida</i>), Variegated Dogwood (<i>Cornus alternifolia</i> 'Argentea'), California lilac (<i>Ceanothus thyrsiflorus</i>), Standard Rose (<i>Rosa spp.</i>), Mexican Orange Blossom (<i>Choisya ternata</i>), Clematis (<i>Clematis spp.</i>), Japanese laurel (<i>Aucuba japonica variegata</i>), Cherry Laurel (<i>Prunus laurocerasus</i>), Japanese Mahonia (<i>Mahonia japonica</i>)	M	N/A	Av. 1.0	Av. 2.0 GL N/A	Fair Fair	Boundary planting creating good screen from road. 'Containment pruning' to avoid overhang of footpath.		N/A	>20	N/A
T5	Lime (<i>Tilia x europaea</i>)	M	730	9.0 7.0 6.5 5.0	25.0 e 3.0 7.0 N	Good Fair	Located in neighbouring property (W/NW). Bifurcates @ 6.0m AGL. Evidence of reduced vigour and dieback in the canopy was observed; likely to be associated with the areas of exudation on the main stem. The number and extent of lesions and associated exudate has increased since first observed in 2023. Potentially	**The declining condition of this tree has been highlighted in this report to ensure that a record exists and that the tree's condition predates the development proposals to which this report relates. It is recommended that the tree owners be	8.7 238	>40	A1

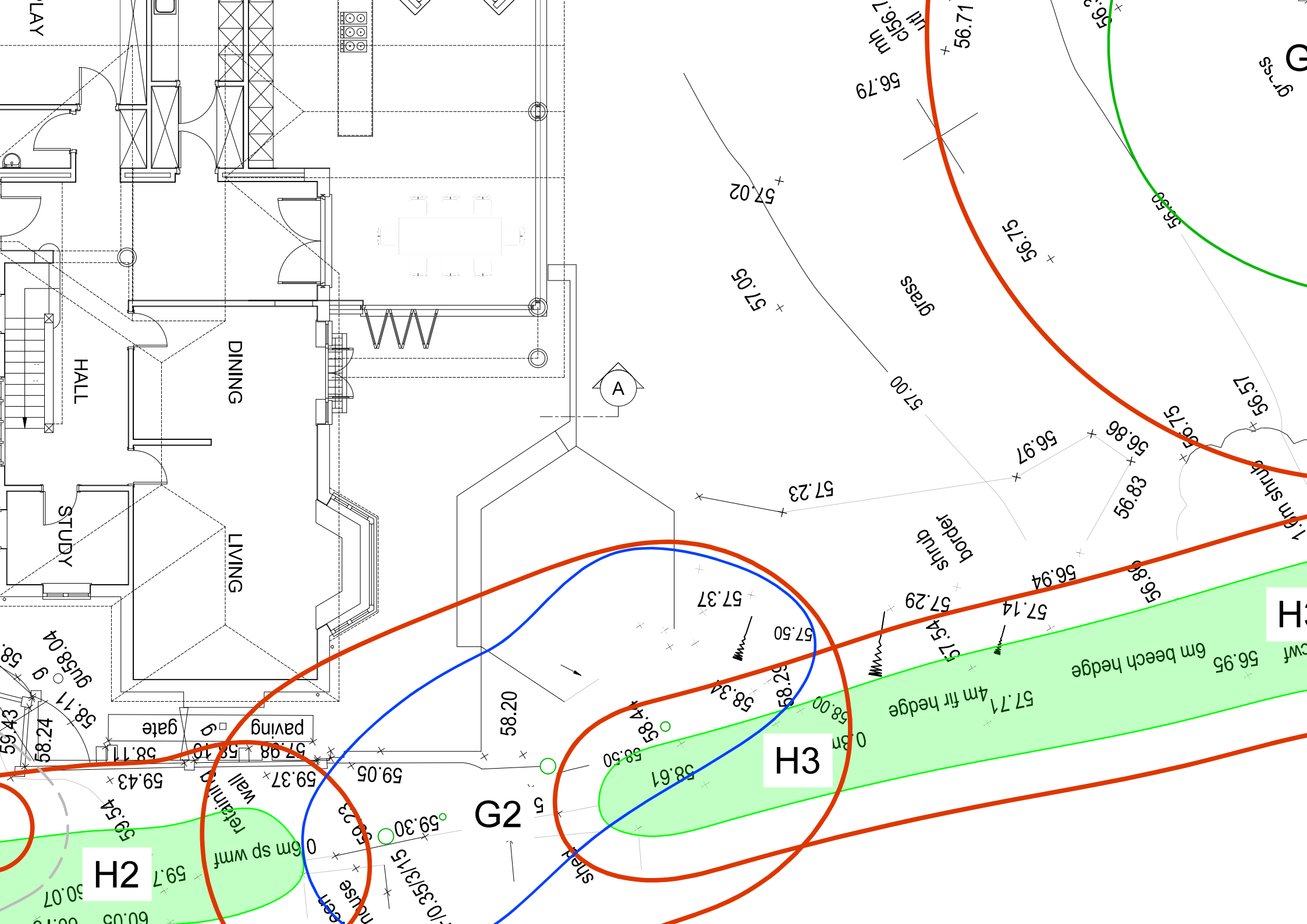
No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
							associated with the with the bacterias Phytophthora plurivora and/or Brenneria tiliac and commonly referred to as 'bleeding canker'.	notified of the tree's condition and the potential need for remedial action and/or risk management.			
H1	Yew (<i>Taxus baccata</i>), Laurel (<i>Prunus laurocerasus</i>) Holly (<i>Ilex aquifolium</i>), Hornbeam (<i>Carpinus betulus</i>), Privet (<i>Ligustrum vulgare</i>)	M	Av. 100 e	1.5	Av. 1.8 GL N/A	Fair Fair	Mixed species boundary hedge, formally managed. The large yew at base of T3 has been managed as part of the hedge.		0.5 o/s crown spread	>20	N/A
T6	Ornamental Cherry (<i>Prunus spp.</i>)	EM	Twin 80 75	Av. 2.5	2.5 0.5 1.0 SE	Fair Fair	Small ornamental twin stemmed tree. Bifurcates at GL.	Remove to facilitate development. Consider transplanting elsewhere on site rather than removal.	1.2 5.0	>40	C1
H2	Laurel (<i>Prunus laurocerasus</i>) 90% Beech (<i>Fagus sylvatica</i>), Privet (<i>Ligustrum vulgare</i>), Mexican Orange Blossom (<i>Choisya ternate</i>) 10%)	M	Av. 100 e	Av. 1.5	4.0 GL N/A	Fair Fair	Important screen to neighbouring property.	NB. Drawings provided with the brief suggest the proposed garage will be located outside the RPA. This detail needs to be confirmed.	1.5 o/s crown spread	>20	N/A
G1	Apple (<i>Malus spp.</i>) x3	M	Av. 80	Av. 1.8	Av. 2.5 0.5 N/A	Good Fair	Appeared generally healthy and of reasonable form.	Remove to facilitate development. Consider transplanting elsewhere on site rather than removal.	1.0 Separate RPA shown for each tree	>40	C2

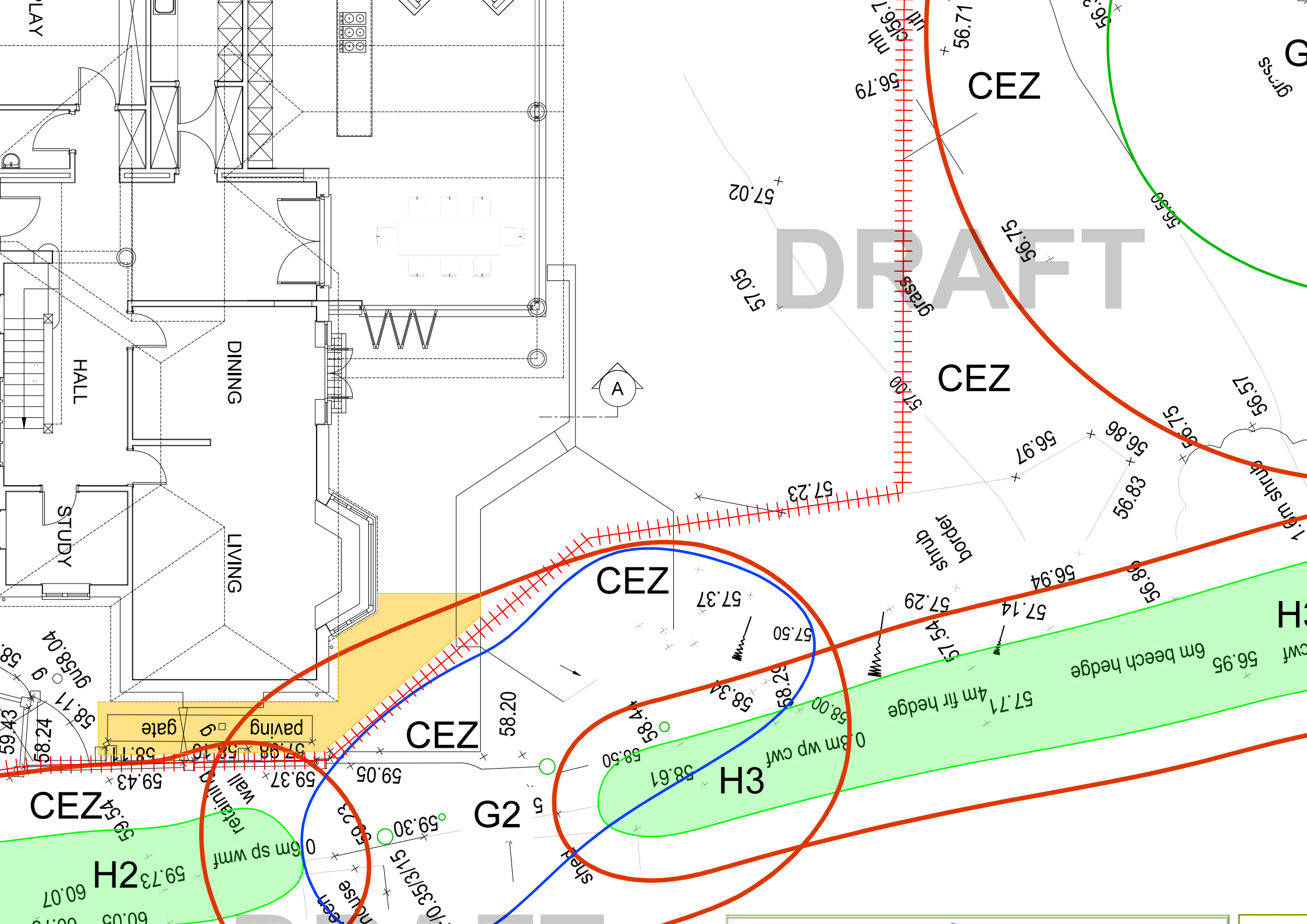
No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
G2	Golden Lawson Cypress (<i>Chamaecyparis lawsoniana</i> 'Golden Wonder') x1 Leyland Cypress (<i>X Cupressocyparis leylandii</i>) x1 Holly (<i>Ilex aquifolium</i>) x1 Weeping Birch (<i>Betula pendula</i> 'Youngii') x1	M	Av. 300 Max. Holly 350	Av. 3.0 Max Birch 4.0	Av. 15 e Max 20 e GL N/A	Fair Fair	Ivy clad (several trees in group). Compatibility issues with conifers due to proximity with neighbouring dwelling.	**Sever ivy. Consider removal of conifers	4.2 55	>40	B2
H3	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>), Beech (<i>Fagus sylvatica</i>)	M	Av. 250	Av. 2.0	6.0 e GL N/A	Good Good	Formerly managed hedge. Important screen between neighbouring properties. Ivy growing into hedge.	**Sever ivy.	1.0 o/s canopy spread	>40	N/A
G3	Beech (<i>Fagus sylvatica</i>) x1 Holly (<i>Ilex aquifolium</i>) x2 Elder (<i>Sambucus nigra</i>) x1 Purple Hazel (<i>Corylus maxima</i> 'Purpurea') x1	EM	Av. 100 Max. Beech 400	Av. 3.0	6.0 e GL N/A	Good Fair	Although separated from the main hedge line of G3, the beech has been topped at the hedge height.		4.8 N/A	>40	C2
H4	Yew (<i>Taxus baccata</i>)	M	Av. 100	Av. 0.5	Av. 4.0 GL N/A	Good Good	Formerly managed hedge. Important screen between neighbouring properties.		1.0 o/s canopy spread	>40	N/A

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
G4	Copper Beech (<i>Fagus sylvatica</i> 'Purpurea') x2	M	850 530	Av. 6.0	17.0 3.5 2.5 S	Good Good	Whilst the more northerly tree is the dominant tree, they have a shared canopy making them important as a group rather than individual trees. Appeared generally healthy and well managed.		10.2 327	>40	A2
H5	Yew (<i>Taxus baccata</i>), Privet (<i>Ligustrum vulgare</i>)	M	Av. 100	Av. 1.0	Av. 2.5 GL N/A	Fair Fair	Ownership uncertain. The privet which comprises the southerly section of hedge, appears to be in the neighbouring property whilst the yew appears to be within the site.	6.0 – 8.0m of the northerly section of the yew hedge will be removed to facilitate the approved development.	0.5 o/s canopy spread	>40	N/A

Appendix 2

Tree Constraints Plan (TCP) ref. CwT-TCP-23-06-01 & Daft Tree Protection Plan ref. CwT-TPP-23-09-02 for Proposed Garage ref. 230979/FUL





Appendix 3

Decision Notice ref. 220635 – relating to the approved development comprising extension of the existing dwelling



Reading
Borough Council

Working better with you

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Cutler Architects
43 St. Mary's Street
Wallingford
OX10 0EU

Application No: 220635
Application type: Householder

Applicant: Mr. & Mrs. Rupert Towers

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Two storey side extension (amended description)

At: 11 St Peters Avenue Caversham Reading RG4 7DD

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 26th January 2023

Assistant Director of Planning, Transport and
Public Protection Services

AA

Application At: 11 St Peters Avenue Caversham Reading RG4 7DD
Application No: 220635
Application type: Householder

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.
REASON: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
Drawing No:
P/L01 Rev B - Proposed Location Plan
P/B01 Rev B - Block Plan Proposed
P/001 Rev B - Proposed Level 1 Ground Floor Plan
P/002 Rev B - Proposed Level 2 First Floor Plan
P/003 Rev B - Proposed Level 3 Attic Floor Plan
P/004 Rev B - Proposed Level 4 Roof Plan
P/005 Rev B - Proposed Elevations
P/006 Rev A - Proposed Street Scene

Received 17th December 2022

E/L01 Rev A - Existing Location Plan

Received 29th April 2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

4. **[Pre-commencement]** No development shall commence on site (including demolition or preparatory works) until a Tree Protection Plan in accordance with the

Date: 26th January 2023



AA

Assistant Director of Planning, Transport and
Public Protection Services

relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side windows shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The window shall be glazed with obscure glass before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevation of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that

Date: 26th January 2023



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Assistant Director of Planning, Transport and
Public Protection Services



construction and demolition associated with the approved development will be subject to environmental health law.

4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
www.communities.gov.uk/publications/planningandbuilding/partywall

5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the eight week time period.

6. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

7. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

8. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is **chargeable**. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to:
http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Applicants/pdf/CIL_Advice_to_Applicants.pdf

Date: 26th January 2023

AA

Assistant Director of Planning, Transport and
Public Protection Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a household appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a household application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a household or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix 4

Tree Protection Plan ref. CwT-TPP-23-06-02 and specifications – relating to the approved development comprising extension of the existing dwelling

TREE PROTECTION PLAN

11 Saint Peter's Avenue, Caversham, Reading, RG4 7DD



Date: June 2023

Compiled by:

Martin Gammie MIC For. Dip Arb RFS. F. Arbor. A. Tech. Cert. Arbor. A.
Consulting with Trees Ltd
8 Clare
Nr. Thame
Oxon
OX9 7HQ
Tel: 01844 281600 Mobile: 07836 352936
Email: cwtarb@gmail.com Web: www.cwtarb.com

Consulting with Trees

ARBORICULTURAL CONSULTANTS

INTRODUCTION

All trees which are being retained on or immediately adjacent to the site will be protected by barriers and/or ground protection as detailed in the following sections. Any tree requiring protection measures will have a Construction Exclusion Zone (CEZ), the area of which will be indicated on the Tree Protection Plan (TPP) and shows the extent and location of protection by barriers and/or ground protection measures.

Vertical barriers will be erected and ground protection installed before any materials or machinery are brought onto the site and before any demolition, site clearance, development, groundworks or stripping of soil commences. Once installed, barriers and ground protection will be regarded as sacrosanct, and will not be removed or altered without prior recommendation by the retained arboriculturist and approval of the local planning authority (LPA).

1. TREE PROTECTION MEASURES

The site manager and project arboriculturist will meet on site to discuss and agree all aspects of the project that affect the trees on the site to ensure a full understanding of this document and its purpose in advance of any site works. Information on the required protection measures will be provided at all site induction sessions and a copy of the TPP retained in the site office.

Following the pre-commencement meetings and briefings, any clarifications or amendments will be copied to all site personnel. Once the retained arboriculturist is satisfied that there is a full understanding of all tree related matters, they shall delegate responsibility for the day to day management of the tree protection to the site manager. The site manager shall be clear that their role is to ensure the retention of all tree protection and to contact the retained arboriculturist whenever they have a query or problem pertaining to the trees on the site. **No amendments or adjustments will be made to the protection measures without the approval of the retained arboriculturist.**

1.1 Protective Barrier Specification

All protective barriers are to comply fully with BS5837/2012 barrier specifications and any supplementary information issued by the relevant planning authority. It is suggested that in this instance, given the relatively small scale of development, the less robust specification of fencing as detailed in BS 5837/2012 would be appropriate. Refer to Figure 1 below for lesser barrier specification, which will be erected in the positions indicated on the TPP.

Should site conditions prevent the proposed barrier specification being applied, then an alternative specification will be provided by the retained arboriculturist and approval sought from the LPA.

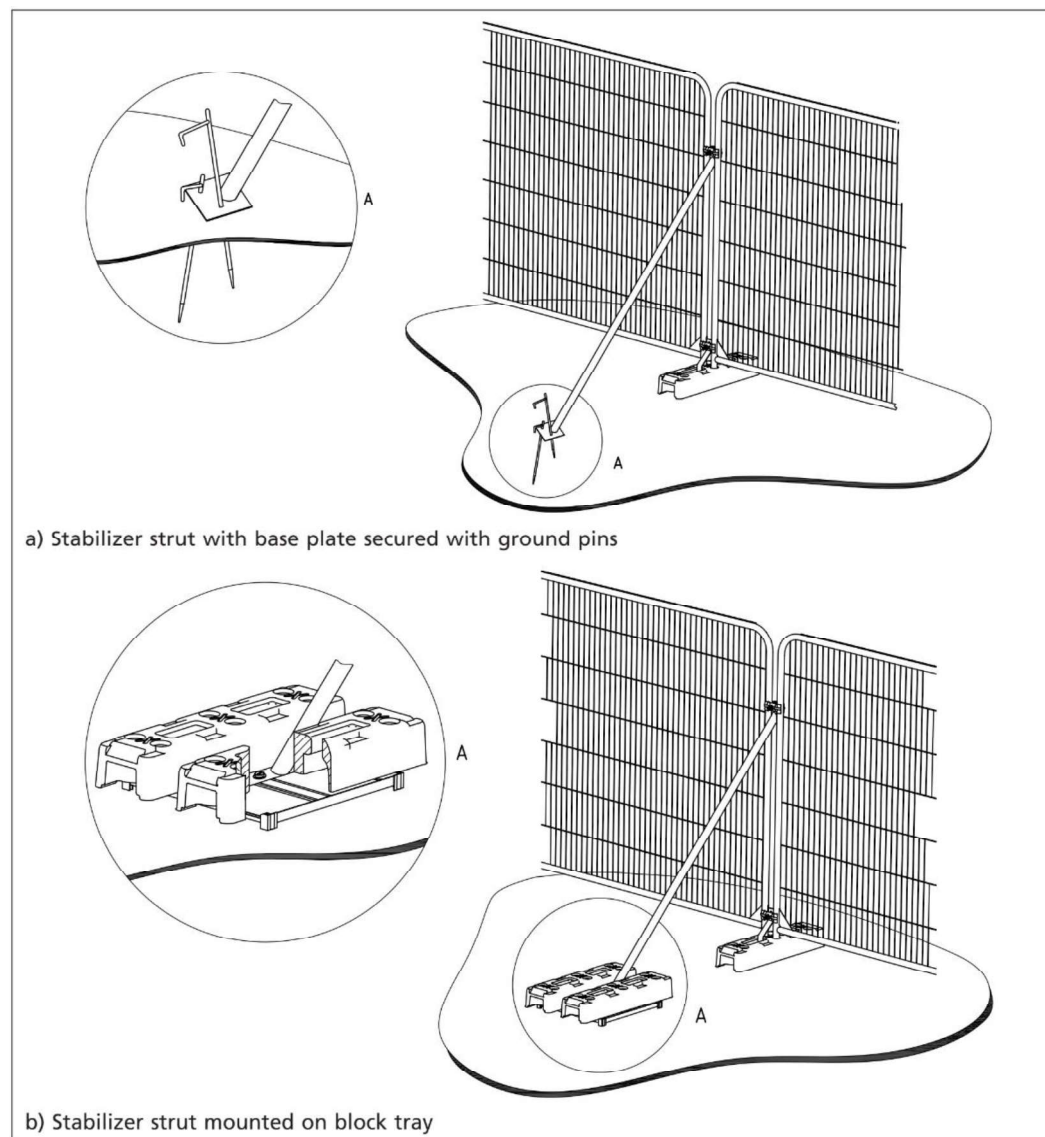


Fig.1: Extract from BS5837:2012 showing less robust specification for protective barrier

Once the protective barriers have been installed signage will be attached advising the status and purpose of the barrier. Refer to Figure 2 below for signage details. Regular checks are to be carried out to ensure that the barriers remain in place and are effective and functional.



Fig.2: Example of signage to be attached to protective barriers

1.2 Ground Protection Specification

Installation of temporary ground protection, capable of supporting both vehicular and pedestrian traffic without being distorted or causing compaction of the underlying soil will be required as an element of the physical tree protection measures prior to work starting on site. Locations where temporary ground protection specifications are required are shown on the TPP. The type, specification and timing of installation of the ground protection measures will be determined by timing of operations within project plan and the loading to which the area will be subject. Appropriate specifications will be agreed with the retained arboriculturist and installed prior to commencement of any site operations. **No amendments or adjustments will be made to these protection measures without the approval of the retained arboriculturist.**

All construction traffic movements (vehicular and pedestrian) and areas allocated for construction activities and/or material storage within the RPA of retained trees, will require ground protection, unless it is first agreed with the retained arboriculturist that existing surfacing is sufficient for the loading and/or use to which it will be subject. Examples of temporary ground protection are provided in Figure 3 below.



Fig.3: Examples of track board ground protection systems – specification will be dependent on the loading to which it will be subject.

