



Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Mr A Esslemont
6 Powney Road
Maidenhead
SL6 6EF

Our Ref: PL/25/0782
Your Ref:

Direct: ☎01189 372440
sarah.hanson@reading.gov.uk

11 July 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Esslemont

RE: PROPOSED WORKS TO TREES AT 20 ORWELL CLOSE, READING - PART OF G1 OF TREE PRESERVATION ORDER NUMBER 26/07.

Thank you for your application of 26 May 2025, submitted on behalf of 7A Dellwood Park, regarding trees overhanging the rear garden from 20 Orwell Close.

Your application sought consent for the following with an accompanying photograph including an upper and lower annotated line:

*Carefully carry out formative pruning works (up to 2ms from the tips) on the interior lateral (and in particular upper interior lateral) profile to reduce dominance and increase light levels into the garden whilst retaining their natural profile and shape; prune ivy to annotated line on the photos above to prevent further encroachment whilst retaining screening from the properties behind;
2 x Hollies to be reduced in height to the red annotated line.*

In my acknowledgement email of 28 May, I sought clarity on the proposed works and what was indicated by the annotated photograph, alongside confirmation that the owners of the tree have been contacted.

Mrs Bell's email of 28 May confirmed that she had spoken with the owners at 20 Orwell close and that they are happy for the ivy to be pruned as long as a screening is kept up to protect privacy. Also, that they are happy with the reduction of the 2 x Holly trees to the ivy screening height.

Your email of 29 May confirmed that bottom red line annotated represents both the Ivy and Holly reduction height. In relation to the other, taller trees (mainly Sycamore), your email of 2 June advised that: *'I plan to reduce the upper crown of the non-Holly by up to 2ms or nearest suitable growth points where the trees overhang the boundary of 7A and taper the new profile into the existing vertical growth. Any lower lateral spread extending into 7A would be pruned back by up to 1m to match in with the above pruning template'*.

Further to my visit of 23 June 2025, with my colleague Amy Daly, I have the following comments:

The presence of Ivy has been an issue for many years. The desire for privacy is appreciated, however, the extent of Ivy is concerning with regards to the inability to properly inspect the trees, the weight it adds to branches, the suppression of foliage and the additional 'sail area' in high winds, alongside shading. If the owner is willing to remove further Ivy, that would be beneficial, however, this is outside the remit of the TPO and is a private matter. The pruning of Ivy can go ahead as agreed with the owner.

With regards to the Holly trees, the reduction in height of these is reasonable.

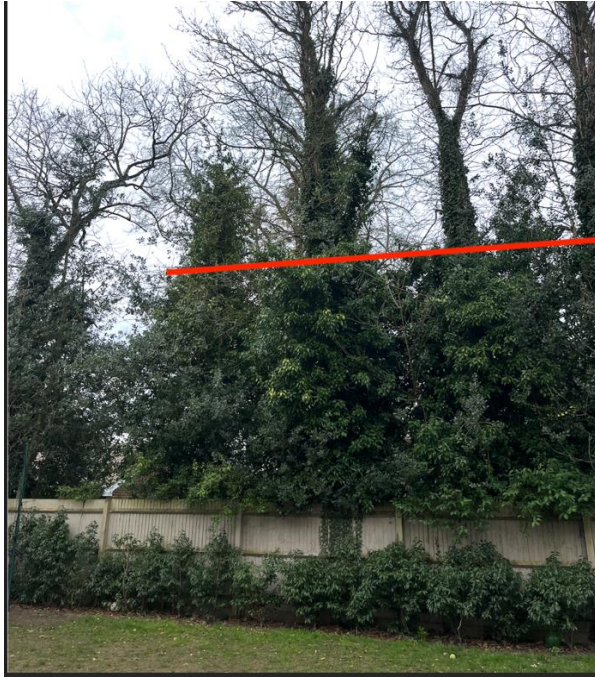
In relation to the other trees on the boundary (mainly Sycamore), the reduction in height is a concern. The foliage on these is confined to the top half, or less, of the trees due to the Ivy and Holly suppression, hence removal of 2m from the height becomes more significant. The reasons you have put forward in support of the reduce is to *'reduce dominance and increase light levels into the garden'*. Given the relatively short length of the garden of 7A Dellwood Park, it is difficult to appreciate how the reduction would make a noticeable difference or how that difference would be so significant that it justifies the work. **The reduction of the trees by 2m is therefore refused.**

I did discuss these concerns with Mrs Bell on site and discussed alternative works to help alleviate issues relating to these trees, mainly in the form of crown lifting.

I can therefore confirm that the following works are approved subject to the conditions below:

Trees within the curtilage of 20 Orwell Close, on the boundary with 7A Dellwood Park:

- Holly - reduce height to that shown by the red line in the annotated photograph below
- Other boundary trees (mainly Sycamore) - crown lift branches by reducing all branches overhanging the garden of 7A Dellwood Park back to the boundary (or point or origin if agreed with the owner), up to 5-6m above ground level.



Conditions

1. Five days' notice in writing shall be given to the Council prior to undertaking the approved works.

Reason: To ensure that the Local Planning Authority is given sufficient notice of the works to enable the effective monitoring of tree work within the Borough.

2. 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

3. 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, 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. Removal of dead or dangerous wood from a live tree: This does not require the formal consent of the Council. However you are encouraged to give 5 working days in advance of removing dead wood. Where a branch is deemed to be 'dangerous', i.e. where works are 'urgently necessary to remove an immediate risk of serious harm', you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

3. 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

4. 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.

5. Prior to the severing of well-established Ivy at the base of the tree, it would be prudent to carry out an assessment of whether any of the stems of the Ivy are forming a natural brace above a suspected bark-included union

If you wish to appeal against the refused reduction of 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:

Trees and Hedges, Room 3A Eagle Wing
Temple Quay House, 2 The Square
Temple Quay, Bristol BS1 6PN

Telephone: 0303 444 5000

E-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

Website: [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas)

If you/your client suffers 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 Hanson

Sarah Hanson
Natural Environment Officer

C.c. Mrs Bell, 7A Dellwood Park