

# Memo

**To:** Gary Miles, Planning

**From:** Amy Daly, Assistant Natural Environment Officer, Planning

**CC:**

**Date:** 29<sup>th</sup> August 2025

**Re:** Consultation on an Application

---

**Planning Application Ref: PL/25/0971**

**Application Type: Householder planning permission**

**Address: 130 Linden Road, Reading, RG2 7EH**

**Proposal: Proposed outbuilding in the rear garden to be used as ancillary accommodation to the existing property**

There are currently no trees onsite, however there are several in the adjacent land of Shinfield Road Recreation Ground in the direction of the south-east of the site.

With reference to the BS:5837 Arboricultural Report, August 2025, Ref: AIA/AMS06783/2025, I note the following:

Some minor pruning works to two trees are recommended to facilitate the development. These include a crown raise to T004 (Hawthorn) to 4m above the garden and T006 (Ash) is to be cut back to the boundary line. With reference to the BS:5837 TREE PROTECTION PLAN, August 2025, Ref: TPP/06783/2025, I note that it states the T006 is to be removed which is not consistent with the pruning recommendations within the report. However, as the tree is a very small 'C' category tree, removing it entirely would have a very insignificant impact to the wider landscape and therefore deemed acceptable. I recognise this tree is likely to be cut back to the boundary line, rather than removed, as it is on adjacent land.

The report rightly recognises there will be an incursion into the RPA of T004 (7.6%). As the tree is a 'C' category tree of poor form, it is not justifiable to suggest the tree is a constraint to the development. The report suggests that traditional foundations for the outbuilding are acceptable due to this area already being an unfavourable rooting environment due to existing development. I agree it would be acceptable to use traditional foundations, however as concrete can leach into the soil, which is toxic to trees, it is expected that an impermeable liner/membrane is used within the foundation design. It is also expected that hand excavation is performed within the RPA of T004, and its roots are

cut cleanly using a sharp edge to prevent unnecessary damage to the rooting system of the tree. Hand excavation and the use of an impermeable foundation liner can be dealt with via a condition which I have included below.

As with any development, when there is a loss of soft landscaping (an area of the lawn), we expect enhancements to the existing soft landscaping to mitigate this impact i.e. planting new trees or vegetation. You may wish to attach condition L1 (landscaping), if you believe it to be applicable/feasible as it will prevent an overbearing amount of hard landscaping and mitigate for the loss of soft landscaping within the rear garden.

To conclude, I have no objections to this application provided condition L7A (development in accordance with AMS) and condition L9 (hand excavation, amended to fit the proposal) are attached and are as follows:

L7A - Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the BS:5837 Arboricultural Report, August 2025, Ref: AIA/AMS06783/2025 and the associated BS:5837 TREE PROTECTION PLAN, August 2025, Ref: TPP/06783/2025. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

**REASON:** In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019

L9 - During all construction works on site, including the provision of services, hand excavation shall be undertaken through the Root Protection Area of T004, as shown on the BS:5837 TREE PROTECTION PLAN, August 2025, Ref: TPP/06783/2025, and all roots which require severance for the excavation of the foundations shall be cut cleanly using a sharp edge. An impermeable liner/membrane shall be used within the Root Protection Area as part of the foundation design to prevent concrete leaching into the soil.

**REASON:** In order to protect trees intended to be retained on site, in the interests of the visual amenities of the locality in accordance with Policy EN14 of the Reading Borough Local Plan 2019.