

Tree and Arboriculture Considerations

**Application Site: Three Fives Fish & Chips,
555 Oxford Road,
Reading,
RG30 1HL**

There is an existing mature tree located on neighbouring land immediately to the rear of the application site, positioned behind the existing rear storage wall. The tree is not within the ownership or boundary of the application site. No trees are present within the application site itself.

Impact of the Proposal

The proposed development has been designed to avoid any direct or indirect impact on the neighbouring tree. All works, including the proposed extensions, will be carried out entirely within the application site boundary.

As there is an existing rear wall which will remain in place, we do not foresee any concerns that may affect the neighbouring tree, as there will be no tree removal, or work to roots required to facilitate the development. The existing rear wall will remain in place, and the proposals will not involve excavation, changes in ground levels, or construction activity within the neighbouring land.

As a result, the proposal will not adversely affect the health, stability, or long-term retention of the neighbouring tree.

Tree Preservation Orders

A check will be undertaken to confirm whether the neighbouring tree is subject to a Tree Preservation Order (TPO). Should the tree be protected, the development will fully comply with relevant legislation, and no works will be undertaken to the tree without the appropriate consent from the Local Planning Authority.

Construction Management and Protection Measures

During construction, appropriate precautions will be implemented to ensure the protection of the neighbouring tree, including:

- Avoiding the storage of construction materials against the rear boundary wall
- Preventing encroachment beyond the site boundary
- Avoiding changes to ground levels adjacent to the boundary

These measures will ensure that construction activities do not result in accidental damage to the neighbouring tree.

Conclusion

The proposal will not result in the loss of any trees and will not cause harm to the neighbouring tree located to the rear of the site. The development therefore complies with Reading Borough Local Plan policies relating to landscape protection, biodiversity, and amenity, and a full Arboriculture Impact Assessment is not considered necessary.

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