



Mr O White
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RG2 6DL

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/0302
Your Ref:

Direct: ☎01189 937 2458
Amy.daly@reading.gov.uk

15th April 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr White

**RE: PROPOSED WORKS TO 1NO. OAK TREE AT 5 YARNTON CLOSE, EMMER GREEN,
READING - T20 OF TREE PRESERVATION ORDER NUMBER 107/02.**

Thank you for your application of 5th March 2026, regarding the above.

You have applied for the following:

Carry out deadwood removal throughout the crown to improve safety and overall condition.

Carry out crown lifting of the tree to achieve a minimum clearance of 5 metres above ground level, providing more light to the garden

Further to mine and my colleague Sarah Hanson's visit of 27th March 2026, I have the following comments:

Sarah and I met with Mrs Dogra to assess the proposal. The crown lifting has been amended slightly to a height of which matches statutory height requirements (5.5m of clearance above ground level) as the Oak tree is adjacent to a highway. Hence, crown lifting to this height to create adequate clearance is considered reasonable. This will also help improve light availability into Mrs Dogra's garden, as I am aware this is desirable as cited in your application form.

Mrs Dogra expressed concerns regarding the lateral branch which overhangs the adjacent highway (see Figure 1 to identify this branch), and other residents/her neighbours have expressed concerns over its safety due to the frequent use of the adjacent highway and public footpath. We explained to Mrs Dogra that crown lifting to the height of statutory height requirements will allow sufficient clearance for vehicles to pass beneath it without coming into contact with the branch, and the removal of deadwood would prevent any

deadwood from falling onto the highway and footpath. It would be prudent to request that your chosen tree surgeon undertakes an inspection of this branch whilst carrying out the approved works to identify any defects that may be present which may be a cause for concern. If the branch is deemed structurally sound this will give Mrs Dogra and other residents some assurance that the branch has been inspected and isn't a known risk to the highway and footpath users.

If any defects are found on the branch, further works may be required which we will be happy to assess, if necessary, through the submission of another application. If any defects are found that can not be seen from the ground, please ensure your chosen tree surgeon takes photographic evidence of these so that we can make an informed decision should further works be required.

We also discussed with Mrs Dogra the reduction of one of the lower, lateral branches (see Figure 2 below to identify this branch) that is growing towards her property. We agreed that the tree is starting to encroach onto her property and it would be reasonable to reduce the branches to create an adequate level of clearance from the property. Whilst there is an existing level of clearance, as the tree's branches grow this level of clearance will lessen. We have considered this reasonable to approve now, to save the need for another application in the near future.

The removal of deadwood does not require formal consent; however, I have included this in the approved works below for a clear list of the works that have been approved and intended to be undertaken.

I can therefore confirm that the following proposed works, as detailed in your application and further agreed with Mrs Dogra during our site visit, are approved subject to the conditions below and with reference to the annotated photographs below:

- T20 Oak (T1 of application): crown lift, through 360°, to the height of 5.5m above ground level, removing secondary growth only and leaving suitable growth points; reduce secondary branches growing from a low, lateral branch growing towards the property to create approximately 2-2.5m lateral clearance from the nearest elevation of the property (approximately in line with the small garden wall as shown in Figure 2 below), ensuring no more than one third of the foliage is removed from each branch, leaving suitable growth points; remove all deadwood throughout the canopy.



Figure 1: Branch Overhanging Highway - Inspection Advised to Alleviate Safety Concerns



Figure 2: Low, Lateral Branch Growing Towards the Property (red arrow); Indicative Reduction of Secondary Branches to Create 2-2.5m Lateral Clearance (red curved line)

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. It is best to avoid works in the period immediately before or during bud burst and leaf fall to minimise the effect on the long-term health of the tree

5. Crown lifting of trees over the footpath and carriageway: If the clearance of vegetation overhanging the highway only involves the removal of branches to give a ground clearance to the statutory heights of 2.75m over the footpath and 5.5m over the road, this does not require formal consent from the Council. You are advised, however, to give notice to the Council of these intended works in order that they can be agreed.

If you wish to appeal 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 require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer

C.c. Mrs Dogra, 5 Yarnton Close (hand delivered)