



Mrs E Pagkrati
65 St Johns Road
Caversham
Reading
RG4 5AL

Emma Gee
Executive Director for
Economic Growth and
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Our Ref: PL/26/0638
Your Ref:

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Sarah.hanson@reading.gov.uk

16 July 2026

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mrs Pagkrati

**RE: PROPOSED WORKS TO TWO MAPLES AT CANTAY HOUSE, ARDLER ROAD - T1 & T2
OF TREE PRESERVATION ORDER NUMBER 73/06**

Thank you for your application of 13 May 2026 regarding the above and apologies for the delay in responding.

Further to my visit on 3 July 2026 with my colleague Amy Daly, at which time we discussed the proposals with your husband, I have the following comments:

We established that the overhang over your garden, with regards to protected trees, only related to T1 of the TPO; that being the northern Maple of the 3 included in the TPO (see TPO plan extract below). There is another tree overhanging your garden from the property at the rear; that being the tree on the right as you look down your garden, which is not included in the TPO. As explained, where trees are not protected, you have the common law right to prune overhanging branches, back to the boundary line without the owner's permission. I would advise liaising with the owner first, out of courtesy, and to check if they wish to have any of the removed branches returned to them, which is their right. It would also be prudent to ensure works are carried out in accordance with good arboricultural practice to avoid harming the future health of the tree.

With regards to T1 Maple, we discussed the specific works to provide clearance above your garden and outbuildings, along with some reduction of branches overhanging your garden (east side of the crown). Your application sought approval to reduce the branches overhanging your garden by 4m (approx. back to the edge of the raised decking area), as confirmed in your email of 18 May. We explained that this would be excessive and harmful to the tree, leaving little foliage remaining on the branches **hence this extent of reduction is refused**. A lesser reduction is approved below.

Your application also sought approval for a height reduction of 2-3m to improve light levels into the house & garden. As explained during our visit, the proximity of the trees to your house will likely mean that this level of reduction will not make a difference, so could be wasted money. The degree of reduction that would achieve a significant difference would be unacceptable in arboricultural terms. However, I have included the proposed reduction in the approved works for you to make an informed decision on whether to proceed with this work. Please note that as it involves pruning past your boundary line, you will also need the owner's permission.

During the meeting, we were advised that your neighbour at No. 63 also wished to deal with the low crown over their garden and the overhang over their garden, hence to avoid the need for a separate application, I've included the branch removal and reduction we discussed in the approved works below.

Some dead wood was noted in the crown, which can be removed at any time without the need for formal approval. I have noted the intention to do this. As discussed, this is something I would expect the owners to address as the dead wood presents a potential hazard. In view of their 'duty of care' under the Occupiers Liability Acts, it is a reasonable expectation that they undertake works necessary to address potential health & safety issues. In addition, some of the low branches you are seeking to remove require removal due to being in contact with your outbuilding. This direct contact could lead to property damage, so it is reasonable to take it as a legal 'nuisance' and it is reasonable for the owner to undertake work to abate that nuisance. Any work to assist in improving light levels, only, would be at the owner's discretion to undertake themselves.

I can confirm that the following works are approved subject to the conditions below and with reference to the annotated photographs provided below:

- T1 Maple at Cantay House:
 - Crown lift to approx. 2m above the roof of the shed/outbuilding at 65 St Johns Road, including the removal of a cluster of 3 branches and 1 secondary branch back to source,
 - & T2 Maple - Reduce branches overhanging the garden of 63 & 65 St Johns Road by approx. 2m from the furthest extent to suitable growing points, back approximately to the fence post indicated below (second from the outbuilding), ensuring no more than one third of the foliage is removed from each branch
 - Reduce height by 2-3m back to suitable growing points leaving a well-shaped crown
 - Crown lift over the garden of 63 St Johns Road by removing one lower fork, as indicated below
 - Removal of dead wood



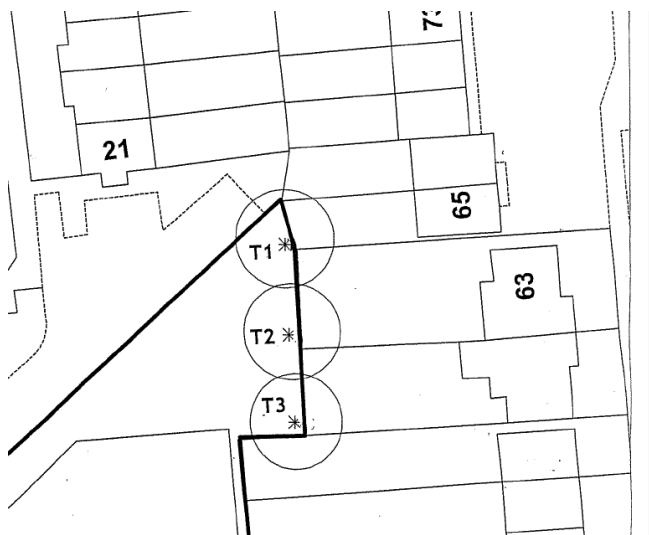
Crown lift to include removal of 3 small branches in a cluster (red circle) and one secondary branch (red arrow)



Reduction approx in line with fence post



Overhanging No. 63 - lower branch of fork to be removed back to fork



TPO plan extract

It was noted that some pruning of minor, low branches overhanging the end of the garden of No. 63 has recently been done, for which approval should have been sought. Only the removal of dead wood and 'imminently dangerous' branches can be done without approval - demonstration of works undertaken under this exemption is required at the time.

Please provide a copy of this letter to your neighbour at No. 63 so that they can note both the approved works and the need to seek approval for any trees works that don't fall under the formal exemptions.

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. The approved canopy reduction shall be undertaken in mid-late Summer (July - September) when the tree's energy reserves are at their height or during the Winter months of December - January during the period of dormancy.

Reason: Taking into account the tree's phenological cycle and in order to avoid any unnecessary detriment to the tree as a result of the pruning work.

4. 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. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

If you wish to appeal against the refusal of consent to reduce the branches overhanging the garden by 4m or against any of the conditions attached to the consented works, 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/government/topics/trees-and-woodland/trees-and-woodland-in-conservation-areas)

If you suffer 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