

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 13 March 2026
My ref: TF/TPO/3/1951/260010



WOKINGHAM BOROUGH COUNCIL

Mr Ravi Mehta
145 Nightingale Road
Woodley
Wokingham
RG5 3LZ

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Dear Mr Mehta,

TREE PRESERVATION ORDER NUMBER: 3/1951

APPLICATION NUMBER: 260010

**LOCATION: LAND TO THE REAR OF 145 NIGHTINGALE ROAD, WOODLEY,
WOKINGHAM, RG5 3LZ**

I am writing to you regarding your application to carry out works to protected tree(s), which was received on the 04 January 2026 and validated on the 16 January 2026.

I can confirm Wokingham Borough Council **consents with conditions**, to the following work being carried out to tree(s) included in the above-mentioned Tree Preservation Orders (TPO):

Approved works to W3 of TPO 3/1951:

T1, Oak (Not Willow as stated in the application)

- Crown lift to 4m; crown reduction by approx. 2m; remove deadwood.

Reasons stated for works:

The tree positioned externally to the centre of our boundary fence has a significant overhang into our garden. The tree is situated in the Local authority boundary and not in our garden. The branches have spread and as per the photos attached have caused debris fall. This includes copious leaves, wet pulp build up & large branches that have broken off. The build up of fallen leaves and associated debris leaves a clean up. The tree requires crown lifting and reduction approximately 2 metres to allow for branches spread / overgrown and overhang to be reduced so not to hinder natural light

Officers' comments:

The reasons provided within the application would not normally justify works being carried out to a tree protected by a Tree Preservation Order. Issues such as leaf fall, the accumulation of natural debris, and shading are generally considered to be typical and unavoidable consequences of living in close proximity to trees and would not ordinarily warrant intervention.

However, in this particular case consent has been given due to the specific circumstances relating to the tree and its condition within the wider woodland setting. The oak tree is significantly asymmetric in form, having been suppressed by adjacent mature beech trees. As a result, the majority of the crown has developed disproportionately towards the applicant's property, with a substantial overhang into the garden area.

Given the tree's suppressed growth and imbalanced crown structure, its long-term contribution to public visual amenity is considered to be limited. Furthermore, the tree is likely to remain a recurring source of complaint due to its proximity and overhang. In these circumstances it is considered reasonable to allow limited management works in order to address the current imbalance and reduce the extent of overhang.

Accordingly, consent has been granted for the specified crown lifting and crown reduction works, as detailed within the application, in order to reduce the spread and overhang of branches and provide a more balanced crown form.

The consent is granted subject to the following conditions:

1. The above works must be completed before **13 March 2028** and in the event of the works not being completed by that date, further consent will be required.
2. Work must be carried out in accordance with British Standard 3998 – 2010 'Tree work - Recommendations'.
3. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reasons for conditions 1-3...

1. To ensure that our records remain accurate.
2. To maintain the tree's aesthetic value, structural integrity, and physiological health, and to ensure that the works do not result in excessive leaf loss, large pruning wounds, or other detriments likely to impair the tree's long-term vitality or visual amenity.
3. Spikes can cause extensive long-term damage to trees.

Informative:

If you are aggrieved by any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you currently can only make a planning appeal online. You cannot currently apply by post.

For more information go to:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk
Your appeal should be received within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

You are advised that this letter is in respect of the **Tree Preservation Order only** and it does not imply that consent would be forthcoming from the owner of the tree(s) or any such other persons from whom consent may be required.

If we can be of any further assistance, please contact the Tree and Landscape Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a large initial 'C'.

Chris Hannington
Trees and Landscape Team Manager

Please note that your attention is drawn to the following information:

Bird Nesting Season and Presence of Bat Roosts

In accordance with the Wildlife and Countryside Act (1981) and Countryside Rights of Way Act (2000), consideration must be given to the timing and type of tree work operations, to avoid causing disturbance to any nesting birds or bat roosts that may be present within the tree(s).

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

It is advised that all non-urgent major tree work and hedge cutting operations are undertaken at a time to avoid disturbing nesting birds during the breeding season (to which the bird nesting season is considered to be from March to July). Where bats are suspected to be present, it is recommended that advice first be sought from a licenced bat specialist and if appropriate, the relevant licence(s) be obtained before any major tree work or hedge cutting commences.

Further information can be found at the following:

DEFRA (Department for the Environment Food and Rural Affairs)
Tel: 08459 33 55 77 or by email at helpline@defra.gsi.gov.uk
Website: www.defra.gov.uk/

Natural England
Tel: 0845 600 3078 or by email at enquiries@naturalengland.org.uk
Website: www.naturalengland.org.uk

Bat Conservation Trust
Tel: 0845 1300 228 or by email at enquiries@bats.org.uk
Website: www.bats.org.uk

Forestry Act 1967 and Felling Licences

If it proposed to fell a tree or trees greater than 5 cubic metres or sell more than 2 cubic metres of timber in any calendar quarter, a Felling Licence from the Forestry Authority may be required.

Please note that Felling Licences are not required to remove trees from domestic (residential) gardens. Where you are the landowner of large pieces of land with numerous trees, clarification from the Forestry Commission may be required as to whether a Felling licence is needed.

For more information on Felling Licences, please speak to the Woodland Officer at the Forestry Commission on 01296 696543

Further Information can be found on the Forestry Commission Website:
www.forestry.gov.uk