Tel: (0118) 974 6503
Email: development.control@wokingham.gov.uk
Date: 27 February 2026
My ref: CY/TPO/DD/260475

WOKINGHAM
BOROUGH COUNCIL

Shivani Arora
27 Nightingale Road
Woodley
RG53LS

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

Tel: (0118) 974 6000

Dear Shivani Arora

REGULATION 14(2) NOTIFICATION FOR EMERGENCY WORKS
TREE PRESRVATION ORDER: 3/1951
APPLICATION NUMBER: 260475
LOCATION: 27 NIGHTINGALE ROAD, WOODLEY, WOKINGHAM, BERKS, RG5 3LS

This letter is in response to your regulation 14(2) notification which was received on the 25 February 2026, regarding the works listed below. Your notification has been **refused**.

Proposed works to Woodland 3 of TPO 3/1951:

T1, Silver Birch

- Removal of tree down to stump.

Reasons stated for works:

The tree is in a clear state of decline and has been formally assessed by a tree surgeon as dead, with a significant risk of structural failure. Its lean is directed toward the house, substantially increasing the potential for serious property damage.

We have obtained professional advice confirming that the tree requires immediate removal. Several branches have already begun to fail, demonstrating that deterioration is actively progressing. Given the current condition and the direction of lean, urgent action is necessary to mitigate the risk of collapse and prevent potential damage or injury.

Officer comments:

Works should only be carried out to the extent that it is necessary to remove an 'immediate risk of serious harm'. If the danger presented by the tree is not 'immediate' then the tree does not come within the meaning of this exception. Hence your request has been refused.

When setting out the reasons for the proposed works to tree(s) an applicant is required to provide sufficient evidence to support the need for tree works. Proposals that would endanger the health or condition of a tree or greatly reduce its amenity value to the local environment are unlikely to be allowed unless there are strong reasons to do so.

The submitted photos do not demonstrate that tree is dead and of “immediate risk of serious harm”. In addition, the reasons provided for the works state that the tree is “in decline” and “dead,” which are inherently contradictory conditions.

The information submitted for emergency works fail to highlight any reasons to conclude that the tree is deemed an imminent threat, and the proposed works are justified in the interests of health and safety or structural damage, at this time.

If there is concern over the health and safety of the tree(s), it may aid you to commission the services of a suitably qualified Arboricultural professional to assess the condition of the tree(s) and make according management recommendations/specifications. By using a suitably qualified professional it will help towards meeting your legal liabilities and will assist in the submission of a credible tree works proposal.

Any future applications/notifications for pruning supported with sound arboricultural assessment and justification supporting such works would be duly considered.

A standard tree works application will be required for any works which are not covered by this exemption. Tree works applications can be submitted using the on-line application form through the Planning, using the link: https://www.planningportal.co.uk/ - you need to click on ‘planning applications’ on left hand side of the screen.

Guidance Notes:
https://ecab.planningportal.co.uk/uploads/1app/guidance/guidance_note-works_to_trees.pdf

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

Yours sincerely



Chris Hannington
Trees and Landscape Team Manager

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