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Date: 09 April 2026
My ref: TF/TPO/860/1997/260227



WOKINGHAM BOROUGH COUNCIL

Mr Adnan Iqbal
9 Dennose Close
Earley
Reading
Berkshire
RG6 5YP

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

Tel: (0118) 974 6000

Dear Mr Iqbal,

TREE PRESERVATION ORDER NUMBER: 860/1997

APPLICATION NUMBER: 260227

**SITE ADDRESS: 9 DENNOSE CLOSE AND 28 CLEVEDON DRIVE, EARLEY,
WOKINGHAM, RG6 5YP**

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 28 January 2026 and validated on the 30 January 2026.

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

Proposed tree works to Single 3 and Single 4 of TPO 860/1997:

T3, Ash:

- Crown reduction by approx. 4-5m in height and 2-4m in spread.

T4, Oak

- Crown reduction by approx. 4-5m in height, and 3-4m in spread on side overhanging the garden of no. 9 Dennose Close; crown lift to approx. 6m.

Reasons stated for works:

T3: The tree is in declining health and is affected by Ash Dieback (infection level recorded at approximately 25–50%). The tree is classified as Retention Category C, with a reduced life expectancy. Deadwood and failing branches are shedding into the garden, creating a risk to personal safety, with branches falling into areas used regularly by occupants. The crown has become overgrown and intrusive, extending significantly into the garden and restricting safe and reasonable enjoyment of the space. The proposed works are intended to manage risk, improve safety, and retain the tree in a controlled and manageable form for as long as reasonably possible, rather than seeking removal. T4: The tree has become excessively tall, with a substantial proportion of the crown overhanging the applicant's garden. Overhanging branches are causing loss of light, excessive leaf and debris fall and limiting the safe and reasonable use of the garden. The size and height of the tree are disproportionate to the scale of the garden, and reduction is required to restore balance between amenity and residential use. The proposed

reduction is moderate, proportionate and focused, designed to address overhang while retaining the tree, its health, and its public amenity value.

Officer comments:

The Local Planning Authority has carefully considered the application for works to protected trees subject to TPO 860/1997 and concludes that the proposed works are not justified for the following reasons:

Insufficient arboricultural justification for works to T3 Ash. The application mentions the presence of Ash Dieback (*Hymenoscyphus fraxineus*) and an associated decline in health, including reference to epicormic growth and localised deadwood, with an estimated infection level of 25 to 50%. However, no substantive arboricultural evidence has been submitted to robustly demonstrate the presence or extent of Ash Dieback infection.

During assessment, the tree was observed to retain a relatively full crown with reasonable vigour and vitality, characteristics not consistent with a tree significantly affected to the degree described. While minor deadwood and some epicormic growth may be present, these features alone are not conclusive indicators of Ash Dieback and can occur as part of natural physiological processes or in response to environmental conditions.

In the absence of clear diagnostic evidence (such as laboratory confirmation, detailed condition survey, or photographic documentation demonstrating characteristic symptoms), the Local Planning Authority is not satisfied that the tree is in the level of decline claimed or that the extent of proposed works is necessary.

Disproportionate extent of proposed works to T3 Ash The proposed crown reduction of approximately 40–50% constitutes a significant and potentially harmful operation, particularly for a tree that currently exhibits reasonable vitality. Such a level of reduction would likely result in:

- Increased physiological stress.
- Potential decline in long-term health.
- Significant loss of public amenity value.

The proposed works are therefore considered excessive and not in accordance with the principles of good arboricultural practice as set out in BS3998:2010, which advocates proportionate and justified interventions.

Lack of evidence of immediate risk or hazard. The application refers to deadwood shedding and risk to garden users; however, no evidence has been provided to demonstrate that the tree presents an immediate or unacceptable risk that would necessitate the extent of the proposed works. The removal of minor deadwood can often be addressed through more limited and appropriate management without the need for substantial crown reduction.

The two mature Oak trees are described as having moderate to high amenity value (Category B), and this is supported by the Council's assessment. The trees make a positive contribution to the character and visual amenity of the area, particularly as a backdrop in views from surrounding properties.

It is noted that these trees have been subject to relatively recent and substantial crown reduction, and current observations indicate that only limited regrowth is present at this time. As such, the trees are still in a recovery phase.

Further crown reduction of 25–30% at this stage would:

- Interrupt the trees' natural recovery processes.
- Increase stress and potential for decline.
- Lead to poor structural form through excessive secondary growth.

The proposed works are therefore considered premature and detrimental to the long-term health and structure of the trees.

The reasons given do not justify works under TPO legislation. Loss of light, leaf fall, and general inconvenience associated with overhanging branches are recognised as common issues in residential settings but do not, in themselves, constitute sufficient justification for works to protected trees.

TPO legislation seeks to safeguard trees that provide public amenity benefit, and the Council must balance private interests against the wider public good. In this case, the amenity value of the Oak trees and the Ash tree is considered to outweigh the concerns raised.

The proposed works would result in a significant reduction in canopy cover and visual presence, adversely affecting the contribution these trees make to the local landscape. The trees form an important green backdrop within the residential setting, and their excessive reduction would diminish this amenity value.

In the absence of sufficient supporting evidence and given the disproportionate nature of the proposed works and their likely detrimental impact on tree health and public amenity, the Local Planning Authority refuses consent for the proposed works.

Due to the reasons stated above the proposed works to T3 Ash and T4 Oak are refused.

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

Approved Tree Work to Single 3 and Single 4 of TPO 860/1997:

N.B. Deadwood removal is exempt from the TPO controls, therefore this operation may be carried out at your convenience.

T3 Ash and T4 Oak:

- Crown clean to remove and dead, significantly decayed and/or hanging branches
- Remove epicormic growth from the main stem to a height of 4m above ground level.

The consent is granted subject to the following conditions:

1. The above works must be completed before **09 April 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 ensure the health, safety and visual amenity of the tree(s) and ensure works are undertaken in accordance with recognised arboricultural good practice. Ensuring all pruning cuts are made back to suitable growth points.
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 can currently 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 Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



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