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Date: 09 June 2026
My ref: CY/TPO/3/1951/260690



WOKINGHAM BOROUGH COUNCIL

Mr John Lyall
58 Fairwater Drive
Woodley
Reading
RG5 3JB

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

Tel: (0118) 974 6000

Dear Mr Lyall,

TREE PRESERVATION ORDER NUMBER: 3/1951

APPLICATION NUMBER: 260690

SITE ADDRESS: 58 FAIRWATER DRIVE, WOODLEY, WOKINGHAM, BERKS, RG5 3JB

I am writing to you regarding your application to carry out works to protected tree(s), which was received on the 23 March 2026 and validated on the 15 April 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 Woodland 3 of TPO 3/1951:

T1, Cypress – remove

Reasons stated for works:

The tree removal is required as it has outgrown the available space, both in height (in proximity to my house) and in the outspreading branches which are beginning to bow under their weight. In addition the tree has grown to the extent that it is denying light to the garden of the house at the rear of my premises.

Officer comments:

When looking to undertake works to a protected tree it is the responsibility of the applicant to supply adequate proof with the TPO application, in the form of 'written arboricultural advice or other diagnostic information from an appropriate expert.' To date, no detailed arboricultural information has been submitted to demonstrate that the proposed tree removal is in the interests of health and safety or based on any arboricultural need.

Wokingham Borough Council does not usually permit pruning works to alleviate shading as this is an inevitable consequence of trees in residential areas. Allowing trees to be pruned for this reason would set an unacceptable precedent when it comes to looking at similar applications in the future.

Works to trees can usually be justified if parts of a tree are actually or can (for example through wind movement in the canopy) come into contact with people and/or structures. If such works are required, a separate tree works application for these trees would be favourably considered to prevent damage to the tree and to the person and/or structure.

If there are concerns over the trees structural integrity the Council would welcome a further Tree Work Application supported by appropriate levels of arboricultural evidence i.e. full VTA, aerial inspection (with photographs of all bio-mechanical defects) and results of any internal decay detection investigations of the lower main stem and/or scaffold branches (i.e. Sonic Tomograph and/or Resistograph Drill) to justify the proposed tree removal.

Due to the reasons stated above the proposed works to T1 Cypress have been refused.

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 would 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