



DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT

BS:5837 (2012) ARBORICULTURAL IMPACT ASSESSMENT

CLIENT: AMY AND ROSS GRIMSEY

41 APPLEBY WALK
SPENCERS WOOD
WOKINGHAM
BERKSHIRE
RG7 1UZ

JULY 2025

Ref: AIA 06797 / 2025

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LANTRA Professional Tree Inspector



Proposal: Retrospective planning permission for garage extension / garden room

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant.

The purpose of this arboricultural report is to provide a technical overview of the arboricultural implications arising from the previous construction (and proposed retention) of a garage extension / outbuilding which was erected in 2020 and for which retrospective planning permission is now sought.

There is one Ash tree relevant to the garage extension / outbuilding which is growing off site. The tree is subject of a Tree Preservation Order. The tree has been surveyed in accordance with the guidelines and recommendations in BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'.

This report uses the collected tree data to identify any actual or potential impacts (both short and long-term) resulting from the construction works which have already been undertaken on the health and stability of the tree. It also considers any necessary mitigation that may be required to ensure the continued health and retention of the tree.

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees and planning to form balanced judgments. This report does not therefore seek to put arguments for or against development but it provides an independent assessment of the impact of the build on tree(s).

1.2 DOCUMENTS

A topographical survey is not available for this site. The position of the tree(s) on the Tree Constraints Plan has been plotted by the Tree Surveyor by eye. Tree positions should not therefore be taken as exact, but the plan is a fair representation of tree's location in relation to the garage extension & outbuilding.

1.3 CAVEATS

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

The report is valid for a period of two years from the date of issue being 27th July 2025 and will expire on 27th July 2027.

The report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the day the evaluation was undertaken. The tree was assessed from ground level, remotely from the

garden of 41 Appleby Walk. My assessment was limited as direct access was not available to the adjoining properties, and the tree is covered in dense ivy.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. PLANNING CONSTRAINTS

2.1 TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that the Ash tree is protected as T5 of Tree Preservation Order (ref TPO-1602-2017).

No work should be undertaken to a tree subject of a Tree Preservation Order without the prior written consent of the Local Planning Authority – exemptions apply.

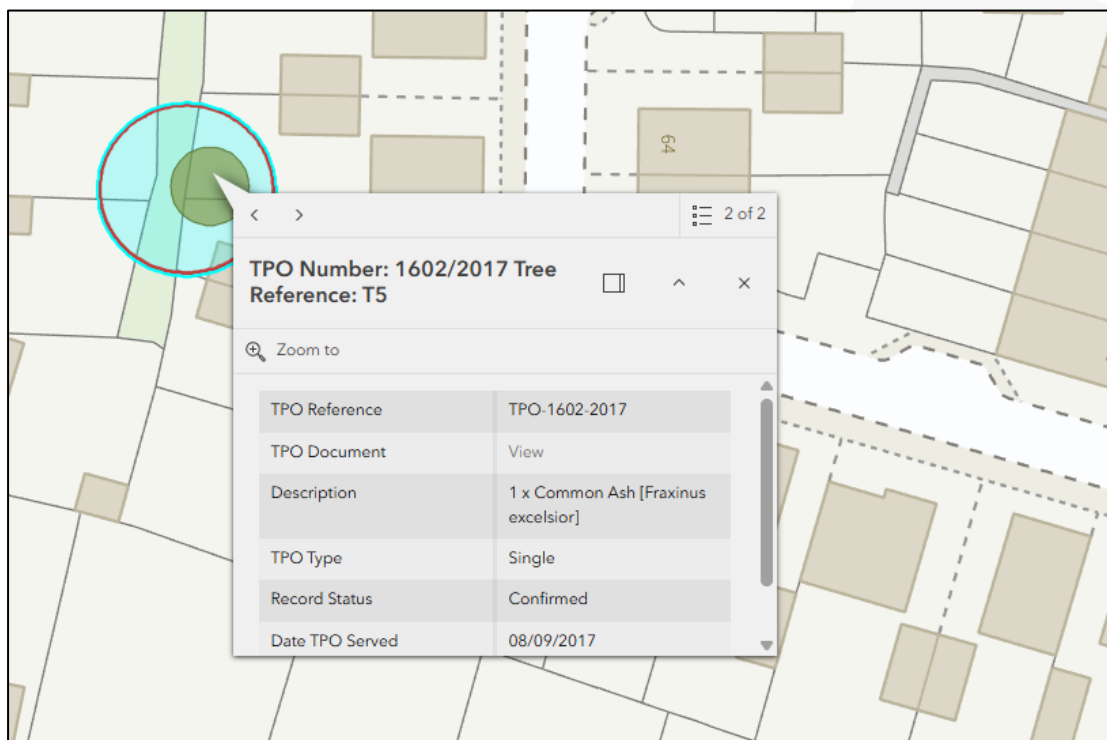


Figure 1 – Extract from Wokingham Borough Council Tree Preservation Order Map

2.2 CONSERVATION AREA

41 Appleby Walk is not within a Conservation Area.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 INTRODUCTION

This report is an independent assessment of the Arboricultural impact of the construction of a garage extension and outbuilding (retrospective) at 41 Appleby Walk on one Ash tree growing offsite beyond the rear boundary of the property.

3.2 OUTBUILDING CONSTRUCTION

The garage extension / outbuilding is attached to the rear / side of the existing garage and has a footprint of approximately 19m².

The garage extension / outbuilding is a self-build structure constructed by the current occupant (Mr. Grimsey) in 2020 during the Covid Lockdown.

Mr. Grimsey has confirmed the extension is a lightweight structure erected onto a no-dig, reinforced raft foundation. He has confirmed the steps which were undertaken during the construction as follows:

1. Vegetation within the build footprint was removed by hand.
2. The extension footprint was covered with compacted stone footings to create a level base.
3. The concrete raft foundation has been laid over the stone subbase and has been reinforced with a steel reinforcement mesh to enhance its strength and ability to withstand tensile stress.
4. The depth of the concrete base was adjusted as required to marry with the level of the concrete base of the original garage. It therefore varies from 200mm (closest to the garage to 150mm (closest to the tree) due to the slightly uneven ground within the site.
5. The concrete has been topped with a damp proof membrane above which the garage extension / garden room has been constructed.

3.3 T5 - ASH

The tree subject of this application is a mature Ash tree growing offsite on land to the rear of 43 Appleby Walk. The tree is approximately 1.5m from the extension footprint.

The area in which the tree is growing has been fenced off and there is no access to the tree's base. I have viewed the tree from over the fence and noted that it is a mature specimen formed of two trunks approximately 600mm and 500mm diameter. The base, trunk and crown of the tree is obscured by dense ivy growth.

Wokingham Borough Council granted consent for a reduction of the tree's crown in 2022 under application 231796.

Works approved were as follows*:

T5 (Ash) - Crown reduction by approx. 3m with up to 4m weight reduction on selected overextended limbs to balance the canopy; remove major deadwood (50mm and above); sever ivy at base.

The reasons provided for the works were:

1. *Multi-stem at base with heavy ivy cover throughout.*
2. *Various over-extended limbs.*
3. *Position is within small rear garden and size – unsustainable size.*

In his / her assessment of the application, Wokingham Borough Council's Tree Officer commented:

The proposed works involve the whole crown reduction, major deadwood (>50mm), and severing of ivy of T5 – Common ash. It is acknowledged that this tree requires sensitive cyclical management to retain it safely. These works will not have any significant detrimental impact on overall tree health or adversely affect the character and amenities of the subject tree and are considered reasonable given the proximity of the trees crown to the adjacent amenity gardens and structures. The severing of ivy is likely to increase bud density within the crown, which will have a positive impact long term, creating greater pruning options for sensitive crown management. T5 appears to be coping with any Ash Dieback Disease infection currently, and it is therefore important to sensitively retain potentially resistant trees where possible.

Since the permitted canopy reduction, which was undertaken by the neighbouring property owner, the tree has responded well to the permitted pruning works and there is dense new growth from the previous reduction points.

The new growth is somewhat irregular, being more dense on the southern half of the tree (closer to 41 Appleby Walk). This confirms that the southern side of the tree has not been adversely impacted by the garage extension and outbuilding as it is evidently as healthy (– if not more healthy) than other areas of the crown.

* Tree reference number in this text has been changed from T1 to T5 for the purposes of this report in line with the TPO referencing. T5 is the number given to the Ash within TPO 1602/2017.



Figure 2 – View of T5 in relation to the new outbuilding as viewed from rear garden of 41 Appleby Walk

When a tree has been heavily reduced in the past, it will need to continue to be managed this way in the future due to the weaker attachment of new growth to the parent branch. This is acknowledged by the Councils Tree Officer who stated that *'It is acknowledged that this tree requires sensitive cyclical management to retain it safely.'*

The past reduction of the tree's crown is likely to have reduced the spread of tree roots. With the tree maintained in a reduced form for perpetuity, the reduction in the spread of tree roots is likely to be a permanent feature of the tree.

3.4 ARBORICULTURAL IMPACT FROM CONSTRUCTION WORKS

The suitability of the planning development in relation to trees is assessed in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect the category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified RPAs of trees to be retained.

Previous reduction works to T5 (Ash) will have inevitably harmed the structure of the tree and reduced its wider visual amenity / prominence. I have therefore determined this is a lower-grade category 'C' tree. This defines it as an unremarkable tree of very limited merit or such impaired condition it would not qualify for the higher 'A' or 'B' categories. Such a tree would not generally pose a significant constraint to reasonable development.

EXTENSION FOOTPRINT

British standard 5837 ('Trees in relation to design, demolition and construction') advises (par.7.4.2.3) that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

The garage extension has resulted in 18.9m² of new development within the root protection area of T5. This equates to 6.9% of the tree's previously undeveloped root protection area – well within the maximum of 20% deemed as being acceptable within the current British Standard 5837.

The new garage extension / outbuilding was carefully constructed 5 years ago using a no-dig methodology by the current property owner. All indications suggest the tree is in good physiological health. Furthermore, the area of crown nearer to the build is denser and more vigorous. This confirms and I am entirely satisfied that the works previously undertaken to extend the garage and erect the garden room have not had any adverse impact on the tree's physiological health.

SUSTAINABILITY

Consent has been granted to reduce the tree's canopy and on this occasion the Tree Officer noted that it is appropriate to continue to manage the tree in a reduced form.

There is currently and will remain a good gap between the tree's canopy and the extended garage and that permitted the structure to remain will not result in any additional need for tree pruning works in the future.

3.5 CONCLUSIONS

The garage extension/outbuilding was constructed by the existing property owner in 2020 using a sensitive, no-dig foundation.

The structure occupies only 6.9% of the previously undeveloped Root Protection Area (RPA) of T5 (Ash). This incursion is well within the thresholds set as being acceptable within the British Standard 5837 (2012).

Over the five years since its construction, the Ash tree has been reduced by neighbour and put on dense and vigorous new growth, particularly on the side closest to the extension at 41 Appleby Walk. This clearly demonstrates that the extension has not caused any notable harm to the tree and that the tree has successfully adapted to the presence of the extended building.

Given the time the structure has been in place, and taking into account the tree's evident stability and continued health, it is considered that the retention of the building poses no arboricultural concern at this time.

Furthermore, the removal of the structure at this stage could result in greater disturbance to the tree's established rooting conditions than leaving it in place. Therefore, my arboricultural recommendation is that the extension be retained as this is the most sustainable and least disruptive outcome for both the tree and the areas where the tree may be rooting.

APPENDICES

- A. Survey Data
- B. Key
- C. Cascade Chart for Tree Quality Assessment
- D. Tree Data
- E. Qualifications

APPENDIX A - SURVEY DATA

- The trees were surveyed on Friday 11th July 2025 from ground level only.
- The weather conditions were clear. Visibility was good.
- Tree height was visually estimated. Soil samples were not taken.
- The tree survey identified 1 tree growing on or adjacent to the site which was of relevance to this retrospective planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – 'Trees in Relation to Design, Demolition and Construction'.

APPENDIX B - KEY

Ref: T1 = Tree 1

G1 = Group 1

A1 = Area 1

W1 = Woodland 1

Species: Common name (Botanical name)

Height: Measured with a clinometer (m) where possible or estimated when part of a group

Stem: Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters

Branch spread: Paced measurements at compass points or with a laser measure.

Crown clearance: Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.

Epics: Lower canopy created by epicormic growth.

Age Class: Newly planted - 3 years following planting.

Young - Tree well established but with juvenile crown form

Young Mature - Tree in first third of usual life expectancy for species

Mature - Tree in second third of usual life expectancy for species

Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.

Veteran - Older than usual for species or with historical/ cultural / ecological value

General Observations: Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.

Estimated Remaining Contribution: Estimated in years - less than 10, 10-20, 20-40, 40+

BS: 5837:2012 category rating: In accordance with the guidelines of the British Standard.

● Category 'A' tree (Green) ● Category 'C' tree (Grey)

● Category 'B' tree (Blue) ● Category 'U' tree – Fell (Red)

RPA Area BS:5837 (2012) Root Protection Area calculation in square metres

RPA Radius BS:5837 (2012) Root Protection Area calculation circle radius in metres. [†]

[†] The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that *'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'*

APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

CATEGORY & DEFINITION		CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention				
Category ‘U’ Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning. Trees that are dead or showing signs of significant, immediate and irreversible overall decline. Trees infected with pathogens of significance to the health and / or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation	
Trees considered suitable for retention				
Category ‘A’ Trees of High Quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)	
Category ‘B’ Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality to merit the category ‘A’ designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little contribution to the wider locality.	Trees with material conservation or other cultural value.	
Category ‘C’ Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary / transient landscape benefits.	Trees with no material conservation or other cultural value.	

APPENDIX D - TREE DATA

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Other
T5	Common ash (<i>Fraxinus excelsior</i>)	Tree 2 stems	2 stems (mm): 600, 500 Crown Clearance (m): 2 Life Stage: Mature	Ivy clad tree. Heavily reduced crown (July 2024). Dense regrowth from previous reduction points.	C1	Radius: 9.4m. Area: 278 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access

Photos of T5 (Ash)



APPENDIX E - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.