

PLANNING REF : 252616
PROPERTY ADDRESS : 12 Silver Fox Crescent
: Woodley
: RG5 3JA
SUBMITTED BY : Mr S Vigar
DATE SUBMITTED : 17/11/2025

COMMENTS:

I am concerned that the proposed outbuilding will harm the health of the existing large Oak tree which exists in the garden of no.5, and would also therefore affect the long term biodiversity of the area. This would be contrary to Policy CC03 and paras 187 and 193 of the NPPF 2024. This tree is subject to TPO 1999/2025.

The outbuilding is proposed to be sited within the Root Protection Area of the Oak and close to the trunk.

Para 5.3.1 of BS5837:2012 explains that "The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s)..."

I am not aware of any overriding justification for an outbuilding in this location.

Para 7.1.1 of BS5837:2012 says that "Construction within the RPA should accord to the principle that the tree and soil structure take priority, and the most reliable way to ensure this is to preserve the RPA completely undisturbed."

There appears to be no strong justification for disturbing the rooting environment of this large and visually important tree.

Para 7.1.2 of BS5837 explains that older trees, such as this one, are less able to tolerate changes to their environment.

I am concerned that the proposed works will damage the root system of this tree, resulting in its decline and premature failure. I am also concerned that placing a building under its canopy will result in a future pressure to prune or fell the tree due to actual or perceived conflicts with the building.

I note that there is no Arboricultural Impact Assessment submitted with the application, (although this would be unlikely to overcome the concerns set out above). The best course of action would be to omit the outbuilding from the proposals, or move it outside the RPA (and include tree protection to BS5837 to protect the RPA during building works).

Many thanks for taking the time to consider these points.