

PLANNING REF : 253041
PROPERTY ADDRESS : Hill House
: Milley Lane Hare Hatch, Reading, Wokingham
: RG10 9TH
SUBMITTED BY : Mr Neil and Kim McLaren
DATE SUBMITTED : 18/02/2026

COMMENTS:

We strongly object to this application . Daniel Nash (husband of current applicant Lisa Nash)applied last year and was refused consent to reduce these TPO'ed lime trees by 1/5 in height and 1/3 of canopy under application 242631 refused on 13/12/2024. Sarah Duckworth the officer wrote in the refusal as regards Daniel and Lisa Nash's proposed permitted development garages that :-
" the development proposed CANNOT be constructed in this location using traditional trench foundations or in ANY way which affects the existing ground levels within the root protection area. The preferred action would be to construct a smaller garage OUTSIDE the root protection area of the trees where it would not require permission under the TPO".

Nothing has changed since this refusal although it is noted that a trench has already been dug apparently without permission and in breach of the TPOs.

These are very significant veteran trees part of the setting of grade 2 listed Hill House dating mainly back to 1720 and earlier to which the cottages were formerly stables . The trees are significant assets in the Hare Hatch Area of Special Interest and when in leaf form a significant green backdrop to Waltham Court, Hill House and cottages and Milley Lane. The applicant can easily follow Sarah Duckworth's advice and move their construction out of the root protection zone of these special veteran trees . We would add that the tree nearest to Hill House belongs to Hill House and not as shown by the applicant to Hill House Cottages . These veteran limes and cedar tree must be protected for the benefit of the whole area as they are ancient and especially for the Hare Hatch Area of Special Interest.