

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 17 September 2026
My ref: TF/TPO/674/1994/261721



WOKINGHAM BOROUGH COUNCIL

Mr Andrew Johnson
16 Booth Drive
Finchampstead
Wokingham
RG40 4HL

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

Tel: (0118) 974 6000

Dear Mr Johnson,

TREE PRESERVATION ORDER NUMBER: 674/1994

APPLICATION NUMBER: 261721

LOCATION: 16 BOOTH DRIVE, FINCHAMPSTEAD, WOKINGHAM, RG40 4HL

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 22 July 2026 and validated on the 23 July 2026.

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

Approved works to Single 34 of TPO 674/1994:

T34, Oak - Cut back 2 no. branches overhanging no. 16 Booth Drive by approx. 3m.

Reasons stated for works:

The tree is an Oak. It is located 5.3 metres to the side of the house. The trunk diameter at ground level is 46cm. The approximate height of the tree is c12 metres. The tree has 12 arterial branches growing from the trunk. Two subsidiary branches growing from one arterial branch are now overhanging the house at a height of approx 3 meters above the roof. This is resulting in significant deposits of tree residue, fruit and leaves onto the house which has a flat roof to the back. This then results in substantial gatherings of moss which absorbs water and represents a threat to the flat roof of the house. This is also causing blocking of gutters at various levels of the house and drainage channels around velux windows on the ground floor extension. It is proposed to shorten the two subsidiary branches which overhang the house by approximately three meters. This will reduce the leaf volume of the tree by approx 4%. The diagrams included in the application shows the location of the house and tree. The pictures included in the application show the tree and the branches to be reduced and their proximity to the house.

Officer comments:

The proposed works relate to the shortening of two subsidiary branches arising from a protected oak tree that extend over the applicant's dwelling. The submitted information demonstrates that these branches contribute to the accumulation of leaves, acorns, twigs and other organic debris upon the roof structure, gutters and drainage channels associated with the property. Whilst such seasonal shedding is a natural characteristic of oak trees and would not normally justify extensive pruning, the limited branch shortening proposed is considered proportionate in this

instance and is likely to provide a degree of relief from the ongoing maintenance burden without materially affecting the contribution that the tree makes to local amenity.

The Council has carefully considered the extent of the proposed works in relation to the health, appearance and long-term retention of the tree. The affected branches represent a relatively small proportion of the overall crown and, if undertaken sensitively, the works are unlikely to result in any significant loss of public amenity or adversely affect the tree's physiological condition.

Notwithstanding the above, the application lacks sufficient detail regarding the precise pruning points to enable the Council to be satisfied that the works will be undertaken in accordance with good arboricultural practice. In particular, pruning back to the main stem or to large diameter parent limbs would create substantial wounds within the principal framework of the tree. Such wounds are likely to impair the tree's ability to effectively compartmentalise injury, increase susceptibility to the ingress of decay organisms and dysfunction, reduce the efficiency of carbohydrate production through the unnecessary removal of foliage-bearing material, and detract from the tree's natural form and visual appearance. Large wounds within the main structural framework can also compromise the long-term integrity of the tree's supporting structure.

Accordingly, consent is granted subject to a condition requiring that all pruning is confined to smaller diameter branch material and that final pruning cuts do not exceed 75mm in diameter. Restricting pruning to tertiary growth wherever practicable will minimise wound size, maximise the tree's ability to occlude pruning wounds, preserve crown structure and maintain the tree's contribution to public amenity. The condition is necessary to ensure that the approved works remain proportionate to the stated justification and do not result in unnecessary harm to a prominent and protected tree.

The consent is granted subject to the following conditions:

1. The above works must be completed before **17 September 2028** and in the event of the works not being completed by that date, further consent will be required.
2. The shortening of the two subsidiary branches overhanging the dwelling shall be undertaken by reduction to suitable secondary or tertiary growth points only and shall not involve pruning back to the main stem or to principal scaffold branches. Final pruning cuts shall not exceed 75mm in diameter. Wherever practicable, pruning shall be restricted to smaller diameter tertiary growth in accordance with the principles of BS3998:2010 *Tree Work – Recommendations*. All works shall retain the natural form and character of the tree
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 that the approved works are carried out in accordance with good arboricultural practice; to avoid the creation of large diameter wounds within the primary structure of the tree which could increase susceptibility to decay and dysfunction; to safeguard the tree's health, structural integrity, physiological function and visual amenity; and to ensure the continued contribution of the protected tree to the character and appearance of the area
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 currently can 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>

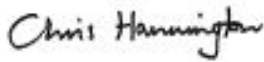
Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

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 and Landscape 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