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Date: 25 February 2026
My ref: CY/TPO/637/1993/253106



WOKINGHAM BOROUGH COUNCIL

Mr Hani Ayyad
Kingshill tree and garden services Ltd
Albany House, 14 Shute End
Wokingham
RG40 1BJ

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

Tel: (0118) 974 6000

Dear Mr Ayyad,

TREE PRESERVATION ORDER NUMBER: 637/1993
APPLICATION NUMBER: 253106
SITE ADDRESS: 196 READING ROAD, WOKINGHAM, BERKS, RG41 1LH

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 5 January 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 Single 1 of TPO 637/1993:

T1, Scots Pine:

- Fell to ground level.

Reasons stated for works:

Safety concerns due to several large limbs having fallen, posing a risk especially in proximity to a neighboring garden (6 Windmill Cl, Wokingham RG41 3XQ)

- *The tree is severely overgrown with thick ivy, complicating an accurate assessment of its condition.*
- *Significant overhang into the neighbor's garden (6 Windmill Cl, Wokingham RG41 3XQ), with one limb nearly touching their house, resulting in blocked light.*
- *Concerns raised by the neighbors (6 Windmill Cl, Wokingham RG41 3XQ) about potential damage to the foundations of their patio and house due to the tree's root system.*
- *The condition of the client's lawn has deteriorated significantly, creating an uneven and hazardous environment for individuals nearby.*

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 removal is in the interests of health and safety or based on any arboricultural need.

The subject tree has a prominent, mature crown extending above neighbouring boundaries, and is visible from Windmill Close. It is a significant landscape feature in the local area and contribute to the amenity of the area.

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.

The neighbour's concern is noted. 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. These works would be undertaken to prevent damage to the tree and to the person and/or structure. However, tree felling is not a proportionate mitigation measure in this regard.

Please note that removal of ivy from a protected tree does not require the Council's approval if the tree is not harmed.

Overall, the reasons provided by the applicant/agent do not demonstrate a need for tree removal. However 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 reduction works.

Due to the reasons stated above the proposed removal of T1, Scots Pine have been refused.

Any future applications submitted providing clear evidence and justification for additional tree works, if required, will be duly considered.

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

Approved tree works to Single 1 of TPO 637/1993:

T1, Scots Pine

- Reduce lower branches in the southeastern quadrant of the tree crown to create 2m clearance to the property at 6 Windmill Close, Wokingham, RG41 3XQ
- Crown clean to remove any dead, diseased, or dysfunctional branches back to suitable growth points

The consent is granted subject to the following conditions:

1. The above works must be completed before **25 February 2028** and in the event of the works not being completed by that date, further consent will be required.

2. Work must be carried out in accordance with British Standard 3998 – 2010 'Tree work - Recommendations'. Pruning cuts to be taken back to suitable growth points. Crown reduction to be limited to tertiary growth only.

Reasons for conditions 1-2

1. To ensure that our records remain accurate.
2. To ensure that tree removal and associated operations are carried out in a manner that minimises avoidable damage and accords with recognised best practice.

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