

PLANNING REF : 261262
PROPERTY ADDRESS : 9 Arthur Road
: Wokingham, Berks
: RG41 2SS
SUBMITTED BY : Mrs Julie Daly
DATE SUBMITTED : 24/07/2026

COMMENTS:

Dear Sirs,

Firstly, thank you for fixing the fault on my neighbour's 2nd response to enable us to read it and respond.

Encasement

In response to this comment, our Party Wall Surveyor requested access to our neighbour's garden to take photos of the whole area. Unfortunately, our neighbour refused this request, stating their dog was too aggressive to allow him access.

They then told our surveyor they would provide him with pictures they had taken. In their response to you they have provided one photo, which does not give a balanced view of the current situation, as it only shows our wall and none of theirs.

This response has left us with no choice but to use Google Earth to provide a balanced assessment of the whole area

Please also see the picture submitted by our neighbour on their response of this area. As you can see, they have only shown our wall and no other areas to be considered on their side.

As you can see, the area where the encasement is being claimed is already a square made up of 4-5 very large and tall overgrown Silver Birch Trees, an extension, a back wall of their garage and the side wall of our garage.

We are only asking for our wall to be made approximately the same height as our neighbours existing garage and extension walls. Surely, by the existing structures in place, mostly of which are on our neighbor's side, this has already given a feeling of encasement. Please see attached Google Earth photo to illustrate this.

The comments regarding the view from their extension windows will be hampered. As there is already a wall there facing the windows we don't believe their view will be altered by increasing our wall height, not unless they look towards the sky at the time. If anything, by removing the existing very old windows in our wall it will improve the view and privacy.

Build not in keeping with the Street

If you look down Arthur Road you will see that over the years most of the houses have been extended in one way or another. This has created a street of very individual houses.

There are also houses there that have garages very close to one, as we wish to do with our neighbours. Please see attached photos to demonstrate this

Examples of houses in the street

Moving our Complete Build

When we bought our house last year, the biggest thing that attracted us to it was the garden layout. To move the build to the other side of the house would seriously jeopardise the layout of the garden and what attracted us to the house. It would also completely imbalance the internal layout and structure of the house. It would also not stop us from wanting to remove the current garage roof and replace it with a proper felt roof, which would mean we still would need to increase the wall height.

We feel this request to be totally unreasonable.

We thought long and hard before we came up with the design for our house. We did not want to increase the footprint of the house too much and wanted to contain as much of the build within the existing parameters. We also look at the way the sun moved around the house to ensure that anything we did, did not affect our neighbours light by causing shadows. Hence why we have not used the garage area to a double storey and why, where we have gone up to a second level, we have kept it inline with our neighbours house.

The Silver Birch Trees

When we showed our neighbours our plans, prior to submitting them to the council. The only objection /concern they raised was regarding their trees along our boundary. Requesting that we didn't do anything that would kill the trees and that they wanted the roots protected of them and the hedge they had planted next to our wall.

We did mention to them that the branches which overhang the whole of our garage roof, would need to be removed. Then they asked, that the trees were not unbalanced by this, but also said it was our right to remove the branches, and if we wanted, place the cuttings over to their garden, as long as we did it carefully. The implication was that we would have to pay for this work to be done. As the bill to do this is 800, it seems rather unfair that we are paying to do what surely should be their maintenance work.

We said we would consult professional advice regarding their concerns, which we have now done at a cost of 250.

We now have the Arborists report, please attached report below.

THAMES VALLEY ARBORISTS LTD
Arboricultural Assessment Report
Client Details
Client: Julie Daly
Property Address:
9 Arthur Road
Wokingham
Berkshire
RG41 2SS
Report Date: 18 July 2026
Prepared By:
Thames Valley Arborists Ltd

Professional Arboricultural & Tree Management Services

ARBORICULTURAL ASSESSMENT REPORT

Purpose of Inspection

Thames Valley Arborists Ltd were instructed by Mrs Julie Daly to undertake an arboricultural assessment of a mature Silver Birch (*Betula pendula*) situated within the neighbouring property adjoining the left-hand boundary of the above address. The purpose of this inspection was to assess the current and future impact of the tree on the client's garage, boundary wall and adjoining structures, together with providing professional arboricultural recommendations for suitable management.

Tree Details

Species: Silver Birch (*Betula pendula*)

Condition: Good

Estimated Remaining Life Expectancy: 40-80+ years

Growth Rate: Moderate to Fast

Silver Birch is a vigorous, medium to large deciduous tree capable of attaining heights in excess of 20 metres, with crown spreads commonly reaching between 8-12 metres. Throughout its lifetime, both the canopy and trunk will continue to increase in size, with annual radial expansion of the stem and continual development of the structural root system.

Site Observations

Following our inspection, the following observations were recorded:

- The Silver Birch is positioned immediately adjacent to the neighbouring boundary.
- Numerous branches are extending over Mrs Daly's garage and roof structure.
- The canopy continues to develop towards the property.
- Continued annual growth will substantially increase the amount of overhang above the garage.
- The trunk will continue to increase in diameter throughout the life of the tree.
- The structural root system will continue expanding beneath surrounding ground as the tree matures.

Due to the tree's proximity to the property, continued unrestricted growth presents an increasing conflict between the tree and the adjacent structures.

Arboricultural Assessment

Silver Birch trees naturally produce extensive structural root systems which develop proportionally with the overall size and maturity of the tree.

Whilst roots generally occupy the upper soil profile, the principal structural roots continue to increase significantly in diameter over many decades. As radial growth occurs, these roots have the potential to exert considerable pressure on nearby foundations, retaining walls, hard landscaping and masonry where separation distances are limited. The trunk itself will also continue expanding annually, increasing the overall mass and loading of the tree. As the crown enlarges over future years, increased canopy weight and wind loading will place greater stress on limbs extending above the garage and neighbouring structures.

Without appropriate management, the following risks are likely to increase over the lifetime of the tree:

- Continued encroachment over the garage.

- Progressive contact between branches and the building.
 - Increased loading over the roof during adverse weather.
 - Accumulation of leaf litter, debris and deadwood.
 - Ongoing expansion of the trunk and structural root system.
 - Increased potential for movement affecting nearby foundations.
- Progressive cracking and displacement of the adjoining wall should root expansion continue unchecked.
- It is therefore considered appropriate that preventative arboricultural management is undertaken before significant structural issues develop.

Impact on the Property

Based upon the tree's current location, species characteristics and future growth potential, it is our professional opinion that allowing unrestricted development is likely to increase the risk of:

- Damage to garage roof coverings.
- Structural movement affecting shallow foundations.
- Cracking and displacement of masonry walls.
- Increased maintenance requirements.
- Future conflict between the tree and the built environment. Early intervention represents the most appropriate and proportionate means of reducing these foreseeable risks.

Recommended Works

Thames Valley Arborists Ltd recommend that all branches overhanging the client's property and garage are professionally removed back to the legal boundary, with all works undertaken in accordance with BS3998:2010 - Tree Work Recommendations.

The recommended pruning will:

- Remove all overhanging branches from above the garage.
 - Prevent future branch contact with the structure.
 - Reduce excessive loading over the roof.
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- Improve clearance from the building.
 - Reduce the likelihood of future structural conflict.
 - Retain the natural appearance and long-term health of the tree.

Effect on Tree Health

The recommended pruning works will not kill the Silver Birch.

When undertaken by competent arborists using correct arboricultural techniques in accordance with British Standard BS3998, the tree will continue to remain healthy and retain its natural vigour.

The proposed works represent responsible tree management and are considered both reasonable and necessary to protect the adjoining property while preserving the long-term health and amenity value of the tree.

Professional Opinion

It is the professional opinion of Thames Valley Arborists Ltd that the removal of all overhanging branches above the client's garage and property is necessary, proportionate and fully justified. The recommended works will significantly reduce the foreseeable risk of future damage to the garage, boundary wall and associated structures while ensuring that the Silver Birch remains healthy and continues to provide environmental and visual benefits.

Declaration

This report has been prepared following a visual arboricultural inspection carried out using accepted arboricultural principles and industry best practice.

This report represents the professional opinion of Thames Valley Arborists Ltd based upon observations made at the time of inspection. It is intended as an arboricultural assessment and should not be interpreted as a structural engineering report or a subsurface geotechnical investigation.

Prepared By

Thames Valley Arborists Ltd

Professional Tree Surgeons & Arboricultural Consultants

This report has raised further concerns regarding these trees for us to be aware of.

These trees are only babies as they can live to anything from 40-60 years and will continue to grow if unchecked to an even bigger height than they already are. The trunks will also become considerably wider than they are today. Which in time will affect the structure of our wall.

Having read this report we feel that these trees pose a serious potential risk not only to our building but potentially could fall down in high winds being a danger to our safety.

Considering all the points raised by the Arborist, the fact that the trees are not being maintained properly and that we have been expected to pay for their tree maintenance, which could keep happening. We feel that these trees should be removed and replaced with more suitable trees for the environment they are in.

As the Arborist has mentioned in his report, these trees can be managed if maintained to a particular standard. We are concerned that this standard will not be met by our neighbours. Especially as they in their comments to you said they have recently had the tops taken out of the trees. This is true there have been some bits of branches removed, but as you can see from the photo taken at the end of our garden, the trees are still a considerable height.
Showing height and width of the trees on 21st July 2026

We hope that you will agree that we have tried to be very considerate in our approach to building our new home and that you will look upon our application favourably