

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252868
Address:	54 Denmark Street, Wokingham, RG40 2BB.		
Proposal:	Full application for the proposed change of use of first floor to post-16 SEND hub, including full replacement of external fenestration, installation of a new double-door entrance at first floor level, installation of a new heat pump system, replacement of existing AC units at roof level and installation of additional solar panels.		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

There are no tree or landscape objections to the proposals as set out in the Design, Access & Heritage Statement by Rider Levett Bucknall and dated 14th January 2026.

The document indicates in paragraph 3.4 that some existing planting may need to be removed to implement the works. Although I have no objection to this, replacement planting will need to be provided once the construction works have been completed. However, as the red line boundary of the site is tightly drawn around the building it is unclear how a landscape condition could be included for any replacement planting. I have still suggested this as a condition to be included as identified below.

Conditions & Reasons (if required)

CL4 – Landscape scheme (replacement planting only)

Date:	28 th January 2026	Signed:	C. Brimble
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