

Date: 11 December 2025
Application: 252180



WOKINGHAM
BOROUGH COUNCIL

Mr Abdur Chowdhury

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Development Management &
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Dear Mr Abdur Chowdhury,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 243135**

Application Number: 252180

Applicant Name: Mrs Qudsia Rukhsar

Site Address: Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX

Proposal: Application for submission of details to comply with the following conditions of planning approval 243135 dated 30.04.2025. Condition 3 relates to landscaping. (retrospective)

Revised details are required in relation to condition 3. This condition is not discharged. Details for the condition are set out below:

As works have commenced on site without first complying with this pre-commencement condition, the development is currently unauthorised and in breach of planning control. The Council's Planning Enforcement team has been notified of this matter.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in purple ink, appearing to be 'Aje'.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3	Landscaping Plan	9 th December 2025	The Council's Landscape Officer considers that acceptable details have not been provided to discharge condition 3 and has commented: <i>"A Landscape Plan is provided to discharge this condition however it is not entirely clear which are the existing trees, and which is the proposed new planting. All existing vegetation will need to be indicated as 'existing' and presume that some of the planting shown on the eastern boundary is also existing which is shown coloured black or grey. The proposed fruit orchard appears to be located in an area of hardstanding and therefore this will need to be removed to allow for the trees to be planting in this area, and details of how this will be achieved indicated on the drawing. Works to TPO trees on the site were consented at the end of November 2022 and as part of this approval 11 new replacement trees plus broadleaf hedging was required to be planted. The Planting Plan will need to be updated to show planting as either existing, recently planted or proposed. Full details of the plants will need to be given showing full species name, numbers and size of trees or shrubs at time of planting. The planting plan will also need to include the details of the required replacement planting in relation to the condition for the removal of TPO trees under application 223088 – see above. All planting will need to be undertaken this planting season (End of October – Early March)."</i>