

Date: 17 December 2025
Application: 252320



WOKINGHAM
BOROUGH COUNCIL

Mr Abdur Chowdhury
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Dear Mr Abdur Chowdhury,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 222154**

Application Number: 252320

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 condition of planning consent 222154 dated 31/10/2022. Condition 2 relates to a scheme of landscaping. Condition 2 reads:

Condition 2 Landscaping

Within 3 months of the date of this permission, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

Inadequate details have been submitted in relation to condition 2 as outlined in the comments section below. Hence, this condition is not discharged. Any further revised submission to discharge this condition will require another formal submission to be made via the Planning Portal and accompanied by another application fee.

As the condition has not been complied with and works have commenced on site, 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', is written below the 'Authorised by:' text.

Condition	Plan Number/Report Details	Date Received	Comments following consultation with the Council's Senior Landscape Officer
Condition No. 2	Landscape Plan	29 October 2025	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. This is not shown as planted in the submitted Landscape Plan. The Landscape Plan should show planting as either existing, recently planted or proposed. Details of the plants to include full species name, numbers and size of trees or shrubs at time of planting should also be provided. The planting plan should 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). The Council recommend that a Landscape Architect is commissioned to provide the information as required.