

Wokingham Borough Council
Planning Services,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Submitted via the planning portal

Dear Sir/Madam,

71 LONDON ROAD, WOKINGHAM, RG40 1YA – FULL APPLICATION FOR THE PROPOSED CHANGE OF USE OF THE PROPERTY TO SUPPORTED LIVING ACCOMMODATION (USE CLASS C2), PLUS ERECTION OF A TWO STOREY FRONT/SIDE EXTENSION AND A SINGLE STOREY SIDE/REAR EXTENSION, ASSOCIATED LANDSCAPING, PARKING, INSTALLATION OF PV PANELS AND BIN STORAGE, FOLLOWING DEMOLITION OF THE EXISTING ATTACHED GARAGE AND SINGLE STOREY REAR EXTENSION.

PLANNING PORTAL REFERENCE: PP- 15101217

PLANNING CONSENT REFERENCE: 250010

Planning permission was granted on the 28th March 2025 for the Full application for the proposed change of use of the property to supported living accommodation (Use Class C2), plus erection of a two storey front/side extension and a single storey side/rear extension, associated landscaping, parking, installation of PV panels and bin storage, following demolition of the existing attached garage and single storey rear extension all at 71 London Road, Wokingham, Berkshire, RG40 1YA.

I write on behalf of my Client, Wokingham Borough Council Development Team, to submit a discharge of condition application for a pre-occupation conditions attached to the approval notice.

Condition 4: Lanscaping

Christopher James Architecture

27 Chouleur Way, Woosehill, Wokingham, Berkshire, RG41 3BG

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Please refer to drawing 350-1435 as listed on the attached drawing issue and register sheet dated 21st July 2026.

The landscaping proposals have been prepared following advice from the project's Arboricultural Consultant and comprise:

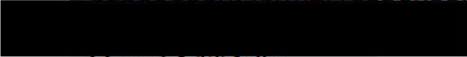
The proposed landscaping comprises a new Hornbeam (*Carpinus betulus*) hedgerow planted using 3 litre container-grown stock at a density of three plants per linear metre, together with 6 No. Half Standard Whitebeam (*Aria edulis*) trees to provide replacement tree planting and enhance the visual appearance of the site.

All planting shall be carried out during the first available planting season (October to March) following completion of the development. Any tree or hedgerow plant that dies, is removed, becomes seriously damaged or diseased within five years of planting shall be replaced during the next planting season with another of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

With regards to the application fee due, this and the associated portal admin fee will be paid online via the Planning Portal.

The supporting information will only be provided electronically unless otherwise requested.

I look forward to receiving your confirmation that the application has been registered and a subsequent formal response.


Yours faithfully,


Chris Connor
for Christopher James Architecture Ltd
Enc

Cc – Mr T Searle – Development Team - WBC