

Date: 1 April 2026
Application: 260237



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: 260237

Applicant Name: Mrs Qudsia Rukhsar

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

Proposal: Application for the submission of details to comply with Condition 3 (Landscaping) of planning permission ref. 243135. Condition 3 reads:

3. Landscaping

Prior to the commencement of the development 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).

The application is **refused**. Inadequate details have been submitted in relation to Condition 3 as outlined in the comments section below. Furthermore, the trigger for this pre commencement condition was not met and an unauthorised hardstanding remains in situ. The development is currently unauthorised and in breach of planning control. The Council's Planning Enforcement Team are investigating this matter.

Yours sincerely,
Development Management & Compliance

Authorised by:
MC 01.04.2026

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 3	Landscape Plan Survey TGB433.V1.0-Tree Planting Review		29 January 2026	The Landscape Plan shows proposed planting on the boundary with the M4 and the adjacent site in an area of land to the east of the outbuilding. The drawing however doesn't indicate where the boundary fencing is located, and this will need to be depicted. The plan includes a large area of additional hard standing that has not been approved. The area of hard surfacing is substantial and would have a negative impact on the character of the area. It is also within the Root Protection Area of nearby trees. Furthermore, this extensive area of hard surfacing is operational development that was not described in the original description of development. The trigger for this pre commencement condition was not met and development has commenced.