

Date: 17 March 2026
Application: 260309



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: 260309

Applicant Name: Mrs Qudsia Rukhsar

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

Proposal: Submission of details to comply with the following condition of planning consent 222154 dated 31/10/22. Condition 2 refers to Landscaping details.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Insufficient details have been submitted to discharge condition 2. Please see below for further details.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in grey ink, consisting of the letters 'JMM' in a cursive style.

17 March 2026

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 2	Landscaping Plan – TGB Tree Consulting – Ref: TGB433.V1.0-Tree Planting Review	12 March 2026	Insufficient details have been submitted to discharge condition 2. Please see below for further details.

Condition 2 of consent 222154 reads as follows:

“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.”

Consent 222154 was approved on 31st October 2022. Therefore, the applicant was required to submit the landscaping details required by condition 2 before 31st January 2023. This current application was received on 5th February 2026, over three years later. Therefore, it is not possible for the applicant to comply with the time-sensitive trigger of this condition.

Further to the above, the landscaping plan appears to address another development altogether, namely the workshop building permitted by consent 243135 which lies to the far north of the application site. The landscaping provision proposed also encroaches further north-east, away from the hardstanding permitted by consent 222154.

The purpose of condition 2 was to secure mitigation to offset the visual harm of the hardstanding in the Countryside. The landscaping proposed under this application does little to nothing to offset the visual harm of the landscaping due to its location to the north-east. The plan also includes large additional areas of hardstanding that have not been permitted.

Additionally, the landscaping document submitted provides some assessment of the tree planting required and undertaken along the front boundary of the site as a condition to a number of tree removals approved through a Tree Works Application (223088). This is a separate requirement and not related to the landscape condition required for the hardstanding.

Overall, as the submission fails to comply with the time-sensitive condition trigger and fails to mitigate the visual harm of the landscaping consented, it is recommended that condition 2 is not discharged.