

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	261148
Address:	54 Denmark Street, Wokingham, RG40 2BB.		
Proposal:	Full application for the proposed change of use of first floor to post-16 SEND hub, including full replacement of external fenestration, installation of a new double-door entrance at first floor level, installation of a new heat pump system, replacement of existing AC units at roof level and installation of additional solar panels.		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

There are no tree or landscape objections to the application, however if any of the existing landscaping is removed or damaged by the external works including scaffolding, this will need to be replaced. A landscape condition is suggested below to enable replacement planting once the works are completed.

Conditions & Reasons (if required)

CL4 – Landscaping (amended)

Within 3 months of completion of the external works there shall be submitted to and approved in writing by the local planning authority a scheme of replacement 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 completion of the external works.

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.

Date:	14 th July 2026	Signed:	C. Brimble
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