



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Mount Nursing Home

Address Line 1

School Hill

Address Line 2

Address Line 3

Wokingham

Town/city

Wargrave

Postcode

RG10 8DY

Description of site location must be completed if postcode is not known:

Easting (x)

478983

Northing (y)

178394

Description

Applicant Details

Name/Company

Title

First name

Surname

N/A

Company Name

Aedifica UK Limited

Address

Address line 1

c/o Agent

Address line 2

c/o Agent

Address line 3

Town/City

c/o Agent

County

c/o Agent

Country

c/o Agent

Postcode

COA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

S

Surname

Mateos

Company Name

Pozzoni Architecture Ltd

Address

Address line 1

Mocatta House

Address line 2

Trafalgar Place

Address line 3

Town/City

Brighton

County

Country

United Kingdom

Postcode

BN1 4DU

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Full application for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site

Reference number

222456

Date of decision

14/06/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Minor building modifications due to M&E: ventilation locations indicated to elevations, roof top M&E and mansafe / maintenance pathways indicated.

Please state why you wish to make this amendment

To allow for M&E amendments

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

5813-PAL-XX-RF-DR-A-1203-Proposed Roof Plan-P01
5813-PAL-XX-XX-DR-A-1351-Proposed North GA Elevations-P01
5813-PAL-XX-XX-DR-A-1352-Proposed South GA Elevations-P01
5813-PAL-XX-XX-DR-A-1353-Proposed East & West GA Elevations-P01
5813-PAL-XX-XX-DR-A-1354-Proposed Courtyard GA Elevations-P01

New plan/drawing numbers

5813-PAL-XX-RF-DR-A-2053-GA Plans-Roof Plan-C05
5813-PAL-XX-ZZ-DR-A-3000-Proposed GA Elevations-C05

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☐ The applicant
- ☒ Other person

If Other has been selected, please provide contact details:

Title

Mr

First name

[REDACTED]

Surname

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

S Mateos

Date

07/07/2025