

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250169
Site Address:	Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX
Expiry Date:	21 February 2025
Proposal: Application for non-material amendment to planning permission 223256 to amend the list of approved drawings under condition 2.	

PLANNING HISTORY

Application No.	Description	Decision & Date
223256	Full application for the proposed demolition of the existing dwelling and erection of 60 bedroom care home (use class C2), with associated access, parking and landscaping	Refused 18/07/2023 and allowed at appeal (26/09/24)

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment

The proposed NMA is to amend condition 2 (approved plans) of planning permission 232256. The original application (232256) was approved at appeal, by the Planning Inspectorate.

The list of plans originally approved under condition 2 are as follows:

3210-HIA-01-XX-DR-A 0101 P4 - Location Plan
3210-HIA-01-XX-DR-A-0103 Rev P2 - Proposed Wider Site Plan
3210-HIA-01-XX-DR-A-0102 Rev P5 - Proposed Site Plan
3210-HIA-01-XX-DR-A- 0302 P1- Proposed Elevations – North & West
3210-HIA-01-XX-DR-A-0301 P1 - Proposed Elevations – South & East
** 3210-HIA-01-XX-DR-A-0201 P3 - Proposed Ground Floor Plan **
** 3210-HIA-01-XX-DR-A- 0211 P3 - Proposed First Floor Plan **
** 3210-HIA-01-XX-DR-A 0221 P4 - Proposed Second Floor Plan **
3210-HIA-01-XX-DR-A -0401 P1 - Site Sections
3210-HIA-01-XX-DR-A 0231 P2 - Proposed Roof Plan
3210-HIA-01-XX-DR-A-0231 P3 - Proposed Roof Plan (showing PV Array)
C21060-ATP-DR-TP-012 - General Arrangement of Proposed Site Access

However, those plans highlighted indicated by ** are incorrectly labelled in condition

2 as part of the Inspector's decision.

The correct drawing numbers are as follows, with the change in the drawing numbers being the element highlighted:

3210-HIA-01-00-DR-A-0201 P3 Proposed Ground Floor Plan

3210-HIA-01-01-DR-A- 0211 P3 Proposed First Floor Plan

3210-HIA-01-02-DR-A-0221 P4 Proposed Second Floor Plan

No changes are proposed to the scheme or content shown on plans and so no assessment against material considerations is required. This application is just to ensure that the three plan drawing references above are referred to correctly in condition 2. All the other plan references remain unaltered.

This is primarily a procedural matter and therefore an NMA can be granted to amend condition 2.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Recommendation:	Approve – the change is non-material
Date:	10 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11/02/25