

APPROVAL OF RESERVED MATTERS

DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 February 2026

Application Number: 252179

Location: Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH

Proposal: Application for the approval of reserved matters pursuant to outline planning consent 231351 for the erection of a 64-bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings. Reserved Matters to be considered for Landscaping, Siting, Scale and External Appearance.

Recommendation: Approve

Conditions and/or Reasons

1. Relationship with outline approval - Nothing herein contained shall be deemed to affect or vary the conditions imposed by outline planning permission 231351 dated 11 November 2024 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details hereby approved.

2. Approved details - This permission is in respect of the submitted application plans and drawings named and numbered

B01-11 - 01_G - Proposed Ground Floor

B01-11 - 02_H - Proposed First Floor

B01-11 - 03_H - Proposed Second Floor

B01-11 - 04_C - Proposed Roof Plan

B01-11 - 05_D - Proposed Elevations - Sheet 1

B01-11 - 06_D - Proposed Elevations - Sheet 2

B01-11 - 07_C - Site Sections

B01-11 - 08_A - Existing Site Plan

B01-11 - 09_A - Site Demolition Plan

B01-11 - 10_L - Proposed Site Plan

B01-11 - 11_H - Site Plan - Planning Zones

B01-11 - 12 - Solar Study - Sheet 1

B01-11 - 13 - Solar Study - Sheet 2

B01-11 - 14 - Solar Study - Sheet 3

Landscape GA - m464-IJLA-VV-00-DR-L-100 revP7

Landscaping Plans - m464-IJLA-VV-00-DR-L-201 rev 6

Landscaping Plans - m464-IJLA-VV-00-DR-L-202 rev 6

Landscaping Plans - m464-IJLA-VV-00-DR-L-203 rev 7

Landscaping Plans - m464-IJLA-VV-00-DR-L-204 rev 4

Landscaping Plans - m464-IJLA-VV-00-DR-L-205 rev 5

Design and Access Statement

Transport Statement - I-Transport - DF/AI/ITB200802-001B R

Location Plan

received by the local planning authority on 12/09/2025, 24/09/2025 and 20/02/2026.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Visibility splay provision - Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number ITL18219-GA-001-Revision D - Travel Plan - I-Transport

DF/AI/ITB200802-001B R. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

4. Gates - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

5. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Bin store - No building shall be occupied until the bin storage area/ facilities have been provided in full accordance with the approved details. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

7. Travel Plan - No part of the development shall be occupied until the approved travel plan pursuant to condition 25 of outline consent 231351 or those parts of the approved travel plan capable of being implemented prior to occupation and outlining timetable for implementation of the remainder has been implemented. The travel plan shall be implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

8. Construction method statement - The construction of the development including all site works hereby consented shall be carried out in strict accordance with the principles outlined within submitted Construction Logistics and Environmental Management Plan version 5 dated January 2026.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 07/11/2024 the obligations in which relate to this development.

2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- addressing the evolving planning policy context;
- a full pre-application process was undertaken by the applicant; - planning issues relating to ecology;
- addressing concerns relating to trees and landscape.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed: *MC*

Date: 24.02.2026

REMEMBER - The earliest date for a decision on this application is: **30 October 2025**