

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250353
Site Address:	Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX
Expiry Date:	13 March 2025
Proposal: Application for non-material amendment to planning consent 223256 (as allowed by appeal APP/X0360/W/23/3336000) to allow change of the wording of condition 16 (BREEAM).	

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 the timing trigger for condition 16 (BREEAM) of planning permission 223256.

The original permission (223256), as referenced in the 'Planning History' section was granted by the Planning Inspectorate at appeal and the conditions attached to the decision are those imposed by the Inspector.

At present, condition 16 is a 'pre-occupation' condition that reads:

Prior to first occupation of the development hereby permitted, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor, demonstrating that the development has attained a 'Very Good' rating, shall be submitted to and approved in writing by the local planning authority.

The proposal is to amend the trigger of the condition to 'Within 12 months of first occupation'. The condition would therefore read:

Within 12 months of the first occupation of the development hereby permitted, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed

assessor, demonstrating that the development has attained a 'Very Good' rating, shall be submitted to and approved in writing by the local planning authority.

The applicant considers that this is necessary as the BRE's timeframe for certification is currently taking several months from submission and the post-construction certificate can only reasonably be applied for upon completion of the scheme.

Upon consultation with the WBC Sustainability Officer, the proposed change in timing of the trigger is agreeable.

Conclusion

With the above in mind, the change to the condition trigger is acceptable and ultimately will not alter the standard or requirement of the BREEAM assessment.

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:	5 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	06/03/25