

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251330
Site Address:	Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX
Expiry Date:	3 July 2025
Proposal: Application for non-material amendment to planning consent 223256 for an amendment to the wording of condition 17 (photovoltaic array) to ensure consistency with the approved energy strategy.	

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 and allowed at appeal on 26/09/24
250494	Application for submission of details to comply with the following condition of planning permission 223256 (APP/X0360/W/23/3336000) dated 26/09/2024. Condition 12 relates to carbon neutrality.	Condition discharged 04/06/25

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment

The proposed NMA is to amend the wording of condition 17 of planning permission 223256. The original permission, 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.

Condition 17 presently reads:

Prior to the first occupation of the development hereby permitted, the photovoltaic array of minimum delivery capacity 92kWp, as stated in the energy statement by Hoyle Dean dated 30 September 2022 and shown in approved drawing ref Proposed Roof Plan 3210-HIA-01-XX-DRA-0231 P3, shall be installed in accordance with this approved plan and details and retained thereafter.

The purposes of this non-material amendment application is to amend the wording of condition 17 so that it is consistent with the energy strategy that has subsequently been approved by the LPA on 4 June 2025 when approving details in relation to condition 12 (LPA Reference: 250494 – see planning history). Condition 12 required

the applicant to demonstrate that the development would achieve carbon neutrality, or if this could not be achieved, the measures to bring the development closer to that target.

The decision notice relating to condition 12 requires the scheme to be delivered in accordance with the following documents:

- Email from agent (Adrian Kearley) 'FW: 250494/DOC - Oak Dale', received by the LPA and dated 02/06/2025
- 2822-HCO-ZZ-RF-DR-M 9002 – MEP Services Plant Spatial Planning Layout Roof
- 2822-HCO-ZZ-XX-RP-ME 0001, Energy Strategy Rev A, Report prepared by Harniss

As set out in the above documentation, the capacity of the photovoltaic array has been reduced within the revised energy strategy to achieve a minimum capacity of 40kWp. This change was agreed within the context of an overall improvement to the approved energy strategy through the incorporation of an electric air source heat pump system.

As such, condition 17 now needs to be varied to refer 40kWp as the minimum delivery capacity of the PV panels, and refer to the updated energy strategy. The condition will now read as follows (new elements in red with old which has been struck through):

Prior to the first occupation of the development hereby permitted, the photovoltaic array of minimum delivery capacity ~~40~~ 92kWp, as stated in ~~the 2822-HCO-ZZ-XX-RP-ME-0001, Energy Strategy Rev A, Report prepared by Harniss and shown in 2822-HCO-ZZ-RF-DR-M 9002 – MEP Services Plant Spatial Planning Layout Roof~~ energy statement by Hoyle Dean dated 30 September 2022 and shown in approved drawing ref Proposed Roof Plan 3210-HIA-01-XX-DRA-0231 P3, shall be installed in accordance with this approved plan and details and retained thereafter.

The WBC Sustainability Officer raises no objection to the above.

In summary, the amendment is considered to be non-material when looking at the wider context of improvements to the proposed energy strategy. This application also seeks to ensure consistency between conditions 12 and 17; the details for condition 12 have already been deemed acceptable by officers and as such there is no justification to now resist this amendment to condition 17.

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 amendment to condition 17 – the change is non-material.
Date:	18 June 2025
Earliest date for decision:	16 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18/06/25