



Wokingham Borough Council
Planning Services,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Submitted via the planning portal

Dear Sir/Madam,

9 SEVENOAKS ROAD, EARLEY, RG6 7NT – DEMOLITION OF EXISTING SINGLE STOREY GARAGE, ERECTION OF FRONT, SIDE AND REAR SINGLE STOREY EXTENSIONS WITH ASSOCIATED INTERNAL ALTERATIONS.

PLANNING PORTAL REFERENCE: PP-13976072

PRE-APPLICATION REFERENCE:

I write on behalf of my Client, Wokingham Borough Council (WBC), to submit a Housholder Planning Application on their behalf for the Demolition of existing single storey garage, erection of front, side and rear single storey extensions with associated internal alterations for WBC's Adult Social Care Department with a view to house the vulnerable adults they support all at 9 Sevenoaks Road, Earley, RG6 7NT

- Completed application forms and certificates dated 19th June 2025
- Completed CIL Forms dated 19th June 2025
- Architectural drawings 384-1200 & 1205-A as listed on the attached drawing issue and register sheet dated 19th June 2025

The proposed extensions and internal alterations are intended to accommodate vulnerable residents within the borough who are cared for by WBC's Adult Services, which will oversee the management of the property.

Christopher James Architecture

27 Chaucer Way, Woosehill, Wokingham, Berkshire, RG41 3BG

T: 01189 797892 M: 07736039224 E: Chris@christopherjamesarchitecture.co.uk

Chris Connor – BA (Hons) MCIAT

The dwelling will provide 3 residents bedrooms and communal areas in addition to facilities for support staff.

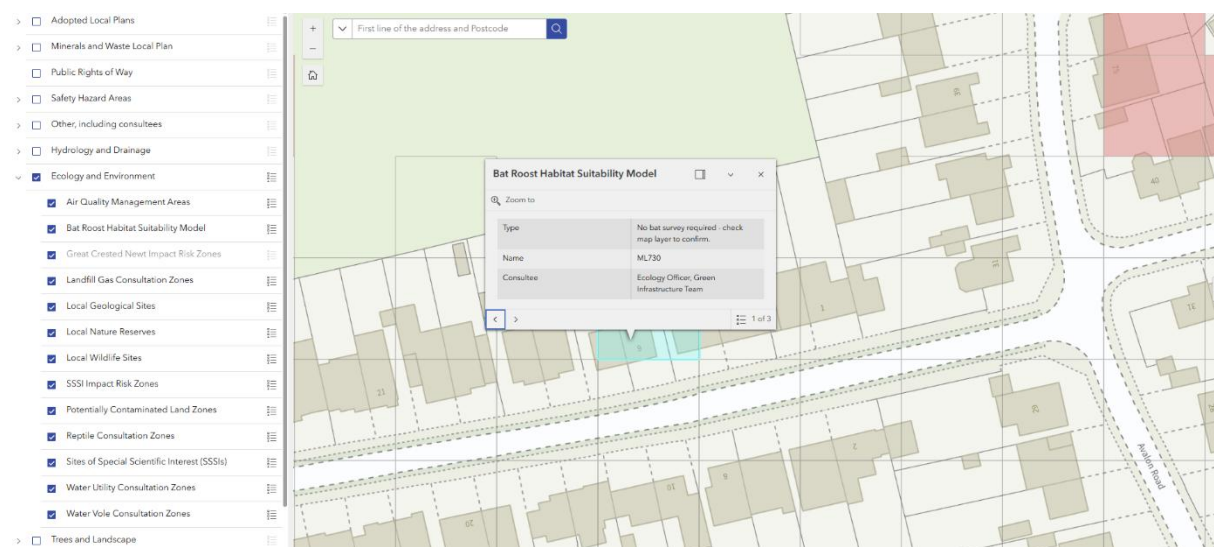
This proposal supports WBC's Adult Services objectives by providing safe, inclusive, and high-quality residential care within the local community. The extension will enhance the quality of life, comfort, and dignity of residents with care needs enabling them to live healthy, independent and fulfilled lives within the local community.

Accessibility needs are fully recognised and are incorporated into the design of the proposal where feasible. There will be a new blocked paved permeable driveway with ramped access into the principal entrance of the dwelling to grant wheelchair access.

The extensions and internal alterations to the ground floor will improve manoeuvrability on this level and provide sanitaryware facilities for the residents of the home and accessible kitchen.

The design will include suitable provision for ambulant disabled access, horizontal circulation around the internal layout, widths of doors and internal spaces, heights of switches and power sockets, as well as provision for the visually impaired. The internal floor levels throughout the proposed will match the existing, this is a crucial consideration with regard to horizontal circulation.

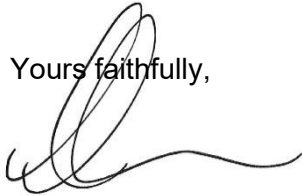
Upon reviewing the dwellings' location on 'Wokinghams Planning Constraint Map' this confirms that no ecology survey is required for this application– a copy of this map is included below for clarity;



With regards to the application fee due, this and the associated portal admin fee will be paid online via the Planning Portal.

The supporting information will only be provided electronically unless otherwise requested.

I look forward to receiving your confirmation that the application has been registered and a subsequent formal response.

Yours faithfully,


Chris Connor

for Christopher James Architecture

Enc

Cc – Mrs S Lee – Development Team - WBC