



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

T

Surname

Duck

Company Name

Boutique Care

Address

Address line 1

As Agent

Address line 2

2-8 Parkstone Road,

Address line 3

Town/City

Poole

County

Country

United Kingdom

Postcode

BH15 2PW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Outline application with all matters reserved except for access, for the proposed 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

Reference number

231531

Date of decision (date must be pre-application submission)

12/11/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3 - Materials
4 - Topo Survey and Levels
6 - CMP
9 - Landscape information
11 - Arboricultural Impact Assessment & Method Statement
12 - Landscape Management Plan
13 - Earth Contouring Plan
14 - Hedgerows
15 - Ground Investigation
17 - Cycle Parking
18 - Parking
20 - Vehicle Turning
21 - Construction Access
22 - Access
25 - Travel Plan
26 - Walking and Cycling Strategy
27 - LEMP
28 - Ecological Permiabilty
29 - Boundary details
30 - Acousitc Report
31 - Odour Extraction & Ventilation details
32 - Drainage details
35 - BREEAM
37 - Community Engagement
42 - Bar Licence

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition Information provided

3 Materials

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

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

4 Topo Survey and Levels Information;

25047-ARC-XX-XX-DR-D-6000 P4 - PROPOSED LEVELS.pdf

25047-ARC-XX-XX-DR-D-6300 P4 - EXTERNAL WORKS GA.pdf

25047-ARC-XX-XX-DR-D-6301 P3 - EXTERNAL WORKS CONSTRUCTION DETAILS SHEET 1.pdf

25047-ARC-XX-XX-DR-D-6302 P3 - EXTERNAL WORKS CONSTRUCTION DETAILS SHEET 2.pdf

7552_Rev0_Topo-Sc200@A0 (Sheet 1).pdf

7552_Rev0_Topo-Sc200@A0 (Sheet 2).pdf

7552_Rev0_Topo.dwg

B01-11 - 07_A - Site Sections.pdf

6 Construction Management Plan

LB Wokingham - CMP version 3

9 Landscape Information

m464-IJLA-VV-00-DR-L-100revP3.pdf

m464-IJLA-VV-00-DR-L-201revP3.pdf

m464-IJLA-VV-00-DR-L-202revP3.pdf

m464-IJLA-VV-00-DR-L-203revP3.pdf

m464-IJLA-VV-00-DR-L-204revP3.pdf

m464-IJLA-VV-00-DR-L-205revP3.pdf

11 Arboricultural Impact Assessment & Method Statement

MW.2503.ELW.AIA

12 Landscape Management Plan

m464-IJLA-VV-00-SPE-L-020revP1 Landscape Management and Maintenance

13 Earth Contouring Plan

25047-ARC-XX-XX-DR-D-6001 P3 - CUT AND FILL

14 Hedgerows

171 Evendons Lane, Wokingham_SBM_Figures_15.08.25_V3.0.pdf

PEG602-19C - Evendons Lane - Hedgerow - Issue.pdf

15 Ground Investigation

25-02-04 FINAL Wokingham Draft Ground Investigation Report

17 Cycle Parking

TS Part 1

18 Parking

TP Part 5

20 Vehicle Turning

TS Part 1

TS Part 2

TS Part 3

TS Part 4

TS Part 5

21 Construction Access

LB Wokingham - CMP version 3

22 Access

TS Part 1

TS Part 2

TS Part 3

TS Part 4

TS Part 5

25 Travel Plan

TP Part 1.pdf

TP Part 2.pdf

TP Part 3.pdf

TP Part 4.pdf

TP Part 5.pdf

26 Walking and Cycling Strategy

TS Part 1

TS Part 2

TS Part 3

TS Part 4

TS Part 5

27 LEMP

LEMP – V1

28 Ecological Permeability

Plans - Ecological Permeability

29 Details of boundary walls and fences

m464-IJLA-VV-00-DR-L-100revP3.pdf

m464-IJLA-VV-00-DR-L-201revP3.pdf

m464-IJLA-VV-00-DR-L-202revP3.pdf

m464-IJLA-VV-00-DR-L-203revP3.pdf

m464-IJLA-VV-00-DR-L-204revP3.pdf

m464-IJLA-VV-00-DR-L-205revP3.pdf

30 Acoustic Report

7967_001R_2-0_JE

31 Odour Extraction & Ventilation details

1678-PS-001 Rev P02_Wokingham_Ventilation Statement

32 Drainage Design

25047 - DRAINAGE STRATEGY REPORT - P2.pdf

25047-ARC-XX-XX-DR-D-5000 P4 - DRAINAGE GENERAL ARRANGEMENT.pdf

25047-ARC-XX-XX-DR-D-5002 P4 - FLOOD EXCEEDANCE ROUTES.pdf

25047-ARC-XX-XX-DR-D-5003 P4 - DRAINAGE MANHOLE SCHEDULES.pdf

25047-ARC-XX-XX-DR-D-5100 P5 - DETENTION BASIN.pdf

25047-ARC-XX-XX-DR-D-5101 P3 - DRAINAGE CONSTRUCTION DETAILS SHEET 1.pdf

25047-ARC-XX-XX-DR-D-5102 P3 - DRAINAGE CONSTRUCTION DETAILS SHEET 2.pdf

25047-ARC-XX-XX-DR-D-5103 P3 - DRAINAGE CONSTRUCTION DETAILS SHEET 3.pdf

35 BREEAM

1678-BREEAM Rev P01_Wokingham_BREEAM Pre-Assessment Report

37 Community Engagement

MTP-CE-190925

42 Bat Licence

Bat Licence NE

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

251338

Date (must be pre-application submission)

04/08/2025

Details of the pre-application advice received

Where relevant the pre-applicaition advice is refered to within the submissions

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Alex King

Date

22/09/2025