

Date: 20 January 2026
Application: 252185



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Variation/Removal of Condition Consultation

Application Number: 252185

Applicant: N/A

Site Address: Thames Wood House Care Home, School Hill, Wargrave, Wokingham, RG10 8DY

Parish: Wargrave

Grid Reference: Easting - 479017, Northing - 178404

Type of Development: Major All other developments

Proposal: Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variations include alterations to the height and roof forms of the building, details of ventilation locations, additional plant equipment and associated rooftop maintenance pathways (part-retrospective).

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252185.

The new details are as follows: **Additional information was submitted on 15th January 2026 clarifying the following:**

- It has been discovered that the building erected on site has a maximum ridge height of 10.6 metres (excluding plant equipment). This is an increase of 0.4 metres (originally 10.2 metres) compared to consent 222456.
- An area of roof form has been increased in height (already constructed and visible on the proposed plans) to match the tallest section of the building.

Please see the submitted planning statement for further information.

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **10 February 2026**. If you need any more information, please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Kieran Neumann
Service	WBC Drainage	App No:	252185
Address:	Thames Wood House Care Home, School Hill, Wargrave, Wokingham, RG10 8DY.		
Type of Development:	Major All other developments		
Proposal:	Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variations include alterations to the height and roof forms of the building, details of ventilation locations, additional plant equipment and associated rooftop maintenance pathways (part-retrospective).		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ No comment
☐ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

LLFA received Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variations include alterations to the height and roof forms of the building, details of ventilation locations, additional plant equipment and associated rooftop maintenance pathways (part-retrospective) on 20th January 2026 .

The variation of Condition 2 (approved details) relates to:

- Alterations to building height and roof forms
- Changes to ventilation locations

- Additional plant equipment
- Rooftop maintenance pathways
- Part-retrospective design amendments

These are architectural and building services changes, not drainage works so LLFA has no comments.

Conditions & Reasons (if required)			
Date:	22/01/2026	Signed:	NT