

Date: 19 May 2026
Application: 260954



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 260954

Applicant: Ellies Place Ltd

Site Address: 94 Hartsbourne Road, Earley, Wokingham, RG6 5SJ

Parish: Earley

Grid Reference: Easting - 474040, Northing - 171176

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use from Residential Dwelling to Care Home.

Case Officer: Kieran Neumann

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260954. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **10 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260954
Address:	94 Hartsbourne Road, Earley, Wokingham, RG6 5SJ.		
Proposal:	Full application for the proposed change of use from Residential Dwelling to Care Home.		
Type of Development:	Other Change of Use		
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

The existing dwelling is within flood zone 1 and proposes no change in the building footprint, as represented by proposed floor plans drawing HD00000 - PL03 dated May 2026.

We would have no objection to the conversion of the existing building from residential dwelling to care home.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	21/05/2026	Signed:	Boniface Ngu
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