

SENT BY EMAIL

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref 18270

5 June 2025

Dear Sir/Madam,

Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

Non-Material Amendment to Planning Permission 223256

Planning Portal Reference PP-14073858

I am writing on behalf of Barchester Propco 2019 Limited (the applicant) in support of a non-material amendment application relating to the proposed development of the above site.

By means of background, detailed planning permission was approved on 26 September 2024 for the redevelopment of the site comprising the demolition of the existing house and erection of a care home development with en-suite wet rooms in a single block on three levels (use class C2) with associated communal facilities, access, parking and landscaping (LPA Ref: 223256, Appeal Ref: 23/3336000).

The permission has subsequently been revised through two non-material amendments applications to clarify the list of approved drawings and to amend the timing triggers for addressing some of the associated planning conditions (LPA Refs: 250158 and 250169).

The decision notice, as revised, contains a total of 28 planning conditions, several of which require details to be submitted to and approved by the local planning authority prior to various stages of the proposed construction works.

This submission relates to condition 17 (photovoltaics) which states as follows:

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 Council on 4 June 2025 in compliance with condition 12 of the consent (LPA Reference: 250494). 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 this documentation, the capacity of the photovoltaic array has been reduced within the revised energy strategy to achieve a minimum capacity of 40kWp (although the final output of the system may increase slightly based on the final panels selected and installed). 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.

To ensure consistency between conditions 12 and 17, it is therefore proposed that the wording of condition 17 be amended as follows:

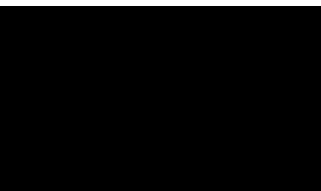
*Prior to the first occupation of the development hereby permitted, the photovoltaic array of minimum delivery capacity ~~92~~**40**kWp, as stated in the **Energy Strategy Rev A by Harniss dated 9 May 2025 and shown in the MEP Services Plant Roof Plan (Ref: DR-M-9002)** ~~energy statement by Hoyle Dean 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.*

As set out in Section 96A of the Town and Country Planning Act, a local planning authority may make such changes through a non-material amendment to any planning permission, and this includes powers to remove or amend existing conditions.

The application is submitted via the Planning Portal and is supported by a fee of £295 (plus £88 admin charge).

We trust that all is in order. However, should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely,



Adrian Kearley,
Director