

SENT BY EMAIL

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref 18270

20 January 2025

Dear Sir/Madam,

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

Non-Material Amendment to Planning Permission 223256

Planning Portal Reference PP-13702128

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).

Condition 2 of the consent lists the drawings against which the development has been approved.

This non-material amendment application seeks to vary the drawing numbers to reflect a drafting error.

Within condition 2 the floor plans are listed as follows:

- 3210-HIA-01-XX-DR-A-0201 P3 Proposed Ground Floor Plan
- 3210-HIA-01-XX-DR-A- 0211 P3 Proposed First Floor Plan
- 3210-HIA-01-XX-DR-A 0221 P4 Proposed Second Floor Plan

However, as submitted by the applicant (and as listed on the Council's online portal) the floor plans are labelled as follows:

- 3210-HIA-01-00-DR-A-0201 P3 Proposed Ground Floor Plan
- 3210-HIA-01-01-DR-A- 0211 P3 Proposed First Floor Plan
- 3210-HIA-01-02-DR-A 0221 P4 Proposed Second Floor Plan

It is important that the document references should match exactly, and it is therefore proposed that condition 2 be amended as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

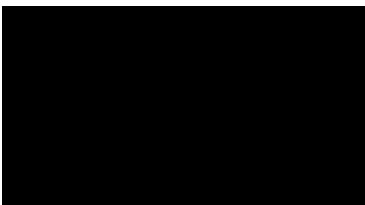
3210-HIA-01-XX-DR-A 0101 P4 - Location Plan
 3210-HIA-01-XX-DR-A-0103 Rev P2 - Proposed Wider Site Plan
 3210-HIA-01-XX-DR-A-0102 Rev P5 - Proposed Site Plan
 3210-HIA-01-XX-DR-A- 0302 P1- Proposed Elevations – North & West
 3210-HIA-01-XX-DR-A-0301 P1 Proposed Elevations – South & East
 3210-HIA-01-~~XX~~DR-A-0201 P3 Proposed Ground Floor Plan
 3210-HIA-01-~~XX00~~-DR-A- 0211 P3 Proposed First Floor Plan
 3210-HIA-01-~~XX01~~-DR-A 0221 P4 - Proposed Second Floor Plan
 3210-HIA-01-XX~~02~~-DR-A -0401 P1 - Site Sections
 3210-HIA-01-XX-DR-A 0231 P2 - Proposed Roof Plan
 3210-HIA-01-XX-DR-A-0231 P3 Proposed Roof Plan (showing PV Array)
 C21060-ATP-DR-TP-012 General Arrangement of Proposed Site Access

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 £293 (plus £70 admin charge). Copies of the relevant drawings as approved are also enclosed.

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