

SENT BY EMAIL

Wokingham Borough Council  
Shute End  
Wokingham  
Berkshire  
RG40 1BN

Our Ref 18270

11 February 2025

Dear Sir/Madam,

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

**Non-Material Amendment to Planning Permission 223256**

**Planning Portal Reference PP-13769392**

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 purpose of this Section 96A application is to seek consent for a non-material change to the wording of condition 16 relating to BREEAM Certification.

It is requested that the timing trigger for the submission and approval of the Final BREEAM Certificate is amended from 'Prior to first occupation' to 'Within 12 months of first occupation'.

This is necessary as the BRE's timeframe for certification is currently taking several months from submission and the post-construction certificate can only reasonably be applied for upon completion of the scheme.

The following revision to the wording of condition 16 is therefore proposed:

~~Prior to~~ **Within 12 months of the** first occupation of the development hereby permitted, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage

review carried out by a licensed assessor, demonstrating that the development has attained a 'Very Good' rating, shall be submitted to and approved in writing by the local planning authority.

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,

A handwritten signature in black ink, appearing to read 'Adrian Kearley', with a long horizontal flourish extending from the end of the signature.

**Adrian Kearley**  
**Director**