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B123/3.1.1/WBC-02

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Issued via the Planning Portal, Ref: PP-14783378

Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam,

Shinfield View Care Home, School Green, Shinfield, Berkshire, RG2 9EH
FULL PLANNING APPLICATION

With reference to the above site, please find enclosed the following information, submitted via the Planning Portal in respect of a full planning application on behalf of our client Berkley Care Group.

FORMS

- Application Form
- B123-Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

DOCUMENTS

- Arboricultural Impact Assessment, dated 30 March 2026 by Arbtech Consulting Ltd
- Arboricultural Method Statement, dated 30 March 2026 by Arbtech Consulting Ltd
- Arboricultural Survey, dated 20 June 2025 by Arbtech Consulting Ltd
- Biodiversity Net Gain Assessment, Issue 1 dated 17 June 2025 by Arbtech Consulting Ltd
- Biodiversity Net Gain Statutory Metric, dated 16 June 2025 by Arbtech Consulting Ltd
- Design & Access Statement, v1, dated March 2026 by Hay Associates Ltd
- Foul & Surface Water Drainage Strategy, dated May 2026 by AFA Consulting Engineers Ltd
- Phase II Geotechnical Site Investigation, dated May 2022 by Earth Environmental & Geotechnical (Southern) Ltd
- Sustainability Statement, rev P01 dated 13 April 2026 by Betton Consulting Ltd
- Travel Plan, Rev 2 dated May 2026 by TPS Consultants Ltd
- Transport Statement, Rev 2 dated May 2026 by TPS Consultants Ltd
- Tree Protection Plan, dated 30 March 2026 by Arbtech Consulting Ltd

DRAWINGS

HAY ASSOCIATES LIMITED

B123/:

L01	Rev B	Location Plan
E01	Rev B	Existing Site Plan
E02	Rev B	Existing Floor Plans
E03	Rev B	Existing Elevations
P01	Rev C	Proposed Site Plan
P02	Rev C	Proposed Floor Plans
P03	Rev B	Proposed Roof Plan



P04 Rev B Proposed Elevations
P05 Rev B Proposed Elevations
P06 Rev C Proposed Elevations
P07 Rev C Proposed Elevations

GREENPLAN

GP/:

700-00 Rev 0 Landscape GA
700-01-SW Rev 0 Proposed GA Soft Landscape
700-02-SW Rev 0 Proposed Planting Sheet 1 of 3
700-03-SW Rev 0 Proposed Planting Sheet 2 of 3
700-04-SW Rev 0 Proposed Planting Sheet 3 of 3

PLANNING APPLICATION

In summary, the proposal seeks to create:

- A 2-storey extension to the north wing comprising:
 - GROUND FLOOR
 - Introduction of 13 no. ensuite bedrooms.
 - Introduction of staircase, lift and lobby.
 - FIRST FLOOR
 - Relocation of all staff facilities into the first floor of the extension including Kitchen and Store, Laundry, Staff Room, Female Male and Kitchen Staff Change.
 - Additional staff facilities including Sprinkler Tank, Cold Water Tank Room, Maintenance office, and Housekeeping / Chef office.
- Internal amendments to the floor plan to suit operational requirements including:
 - GROUND FLOOR
 - Reconfiguration of Reception to enlarge seating space.
 - Reconfiguration of office area to add an Admin Office.
 - Relocation of Private Dining room to become more central to the communal core of the home, which will also be used in conjunction with the Bistro.
 - Relocation and extension of Dining Room 1.
 - Extension of Bistro with an additional area of 31m².
 - Replacement of Bedroom 24 and Library/Lounge with Berkley Club Room.
 - Replacement of Admin & Store with Quiet Area & Deputy Manager office.
 - Replacement of Private Dining with en-suite Bedroom 8.
 - FIRST FLOOR
 - Enlargement of Terrace accessed from Dining & Lounge 2.
 - Replacement of staff facilities with Lounge / Activities and associated WC.
 - Replacement of staff facilities with 3 no. en-suite Suite bedrooms.
 - Replacement of Kitchen Staff Change with Activities Office.
- External amendments to the site plan to suit the proposed extension and internal requirements comprising:
 - A south-facing patio accessed from Reception to open the space onto a usable secure external terrace.
 - Upgraded landscaping around the extended Bistro.
 - Upgraded landscaping around the additional ground floor bedrooms providing private patios and planting areas.
 - 5 no. additional car parking spaces to benefit the additional bedrooms.
 - An electric vehicle charging point.
 - A secure and sheltered cycle store.
 - An enclosed refuse store, relocated away from the main building in its existing location.



PLANNING HISTORY

This full planning application follows pre-application advice under reference 250243, dated 08 April 2025, for the proposed extension of the existing Bistro and a 2-storey extension to the north wing comprising 13 ensuite bedrooms at Ground Floor, and staff facilities at First Floor. Also proposed are associated external works including a south-facing patio adjacent the main entrance, 1 no. additional car parking space, relocation of cycle and refuse stores, and resident garden landscaping.

Reference	Description	Date of Approval
191693	Full application for the proposed erection of a single storey side extension to the specialist care facility to provide additional bedrooms. In addition a replacement bistro for the existing care home.	03/03/2020
160046	Application for advertisement consent for the proposed erection of 3no fascia signs and 3no ground level box signs.	02/03/2016
152495	Application for a non-material amendment to planning consent F/2014/1613 (16/01/2015), to allow reconfiguration to the single storey extension.	11/11/2015
142553	Proposed change of use from offices (Use Class B1) to a residential institution (Use Class C2) as a 66-bed care home including infill extension to front canopy, single storey rear extension and two storey side extension, changes to fenestration, plus car parking, landscaping and refuse/recycling store.	16/01/2015

FEE

This submission has been made via email only. The requisite fee of £7,411.00, including service charge, for the erection of buildings (residential) with a proposed gross external floor space of 878 square metres to be created, will be paid separately.

Yours faithfully,



Lucy Lloyd
For Hay Associates Ltd

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