

Development Management and
Compliance
Wokingham Borough Council
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Wokingham
BERKS
RG40 1BN

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REF; BC-Evendons-CL-MTP-050925

25th September 2025

BY EMAIL ONLY

Dear Mr Hindle,

Location; 171 Evendons Lane, Wokingham, RG41 4EH

**Description of Development; Reserved Matters Application to Outline Planning
Permission; 231351, to submitted details in relation to landscaping, siting, scale and
external appearance; In relation to the provision of a 64 bed Care Home (not EIA)**

Please find enclosed an application for Reserved Matters in support of the above submission following the grant of Outline Planning 231351, made on behalf of our client Boutique Care; (herein the applicant)

Submission and payment have been made online via the planning portal (PP-14298280), We have worked with Officers to present a scheme that we believe should accord with the National and Local Validation requirements.

Please find below the list of documents that are submitted in support of this planning application submission;



Report	Author
Planning Statement	Mission Town Planning
Transport Statement	I-Transport
Design & Access Statement	RM Design Group
Landscape Plans and Proposals	IJLA

Also enclosed within the submission are a number of plans to support the consent prepared by the scheme's architect RM Design Group, a schedule of the plans submitted in support of the application is set out below

Drawing Name and Title
B01-11 - 01_G - Proposed Ground Floor
B01-11 - 02_G - Proposed First Floor
B01-11 - 03_G - Proposed Second Floor
B01-11 - 04_C - Proposed Roof Plan
B01-11 - 05_B - Proposed Elevations - Sheet 1
B01-11 - 06_B - Proposed Elevations - Sheet 2
B01-11 - 07_A - Site Sections
B01-11 - 08_A - Existing Site Plan
B01-11 - 09_A - Site Demolition Plan
B01-11 - 10_J - Proposed Site Plan
B01-11 - 12 - Solar Study - Sheet 1
B01-11 - 13 - Solar Study - Sheet 2
B01-11 - 14 - Solar Study - Sheet 3
B01-11 - 15_E - 3D View 1
B01-11 - 16_D - 3D View 2
B01-11 - 17_B - 3D View 3



I trust that the above is in order and that the Council are now able to publicise these amendments.

For the sake of ease, a full copy of the submission is available at the following link;

<https://www.dropbox.com/scl/fo/jg2d7vaw6o4u6cqdioabo/AALJpxwt08jNdyOaEr9Jsnl?rlkey=da9u752k31l46j1nssxgqbk5y&dl=0>

I look forward to continuing working with the Council to achieving a positive resolution and to deliver much needed Care Home within the District.

If you have any queries or need anything further, please let me know.

Yours sincerely,

A large black rectangular box used to redact a handwritten signature.

Alex King – Managing Director
Mission Town Planning
alex@missiontownplanning.com
Tel: 07538 151774

Enc; Plans; -

<https://www.dropbox.com/scl/fo/jg2d7vaw6o4u6cqdioabo/AALJpxwt08jNdyOaEr9Jsnl?rlkey=da9u752k31l46j1nssxgqbk5y&dl=0>