



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	210
Suffix	
Property Name	Belamie Gables
Address Line 1	Hyde End Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Spencers Wood
Postcode	RG7 1DG

Description of site location must be completed if postcode is not known:

Easting (x)	472354	Northing (y)	166574
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Description	
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Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Heeroo

Company Name

Nadam Care Ltd

Address

Address line 1

Belamie Gables

Address line 2

210 Hyde End Road

Address line 3

Town/City

Spencers Wood

County

Wokingham

Country

United Kingdom

Postcode

RG7 1DG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

0.22

Unit

Hectares

Description of the Proposal

Please note in regard to:

- Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Extension and internal reconfiguration of existing C2 residential care home to increase capacity from 20 to 27 bedrooms, including side and rear extensions, revised parking layout with 17 spaces (including EV charging and ambulance bay), installation of two sliding entrance gates on in and out driveway, associated landscaping and external metal fire escape staircase for vertical evacuation.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

The site is currently in use as a C2 residential care home known as Belamie Gables, providing accommodation and 24-hour care for up to 20 residents often with Dementia. The current service includes bedrooms with only one ensuite, communal areas, communal bathrooms, kitchen, utility gardens and generous off-street parking. It has been operating continuously under the same provider for over a decade and forms part of a small cluster of residential houses along Hyde End Road.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Vehicle access and hard standing

Existing materials and finishes:

Loose shingle surfacing currently used for forecourt and parking area.

Proposed materials and finishes:

Resin-bound gravel or permeable tarmacadam with drainage channels, incorporating clearly line-marked parking bays for defined vehicle arrangement.

Type:

Walls

Existing materials and finishes:

Mixture of facing brickwork and rendered panels, in red and buff tones

Proposed materials and finishes:

To match existing brick and render; new elevations will be constructed in materials that complement the original building to ensure continuity and minimal visual impact

Type:

Roof

Existing materials and finishes:

Pitched roof with red concrete tiles

Proposed materials and finishes:

Matching roof tiles to existing profile and pitch. Proposed colour to be grey, or retained in red if the existing roof covering is salvageable or remains in place during works.

Type:

Windows

Existing materials and finishes:

Timber or White-framed UPVC casement windows

Proposed materials and finishes:

UPVC double-glazed units to match existing in style and proportions

Type:

Doors

Existing materials and finishes:

Timber and UPVC doors with glazed panels in places

Proposed materials and finishes:

UPVC. Similar finish to existing, security-rated where appropriate, colour and design to match the building appearance

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber fence boundaries enclose the site on all sides, with a mix of hedging and post and rail fencing along the private drive frontage

Proposed materials and finishes:

Installation of a new sliding entrance gate in dark-painted metal or timber, 1.5–1.8 metres high, with an open railing design to allow visibility. Existing fence boundaries to be retained and, where necessary, supplemented for visual screening and boundary continuity

Type:

Lighting

Existing materials and finishes:

Limited external lighting and CCTV cameras, mostly wall-mounted.

Proposed materials and finishes:

CCTV camera and PIR-activated lighting, downward-facing low-level lighting along driveway and parking for safety; bat-sensitive and neighbour-friendly design

Type:

Other

Other (please specify):

Fire escape stair

Existing materials and finishes:

External metal staircase finished in Red non slip painted steel, designed for emergency vertical evacuation from first floor

Proposed materials and finishes:

Newly fabricated external metal staircase finished in Black/Anthracite powder-coated steel, designed for emergency vertical evacuation from first floor

Type:

Other

Other (please specify):

EV Charging Point

Existing materials and finishes:

None

Proposed materials and finishes:

Dual 7kW charge point to be installed, pay-per-use for staff and visitors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

26. Planning Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

10

Total proposed (including spaces retained):

17

Difference in spaces:

7

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The proposed development does not meet the thresholds for the Biodiversity Gain Condition to apply. The site is previously developed, and the works involve limited changes to hardstanding and built form, with no measurable loss of habitat. As such, biodiversity net gain does not apply to this minor development.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Foul drainage will connect to the existing mains sewer serving the site.

26. Sewer Plan

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

A designated bin storage area is shown within the frontage on 1. Site Plan & Parking Proposed, with clear access for staff and collection crews. This is sited close to the entrance for easy manoeuvring on collection days while remaining screened from the main frontage to minimise visual impact. The layout ensures refuse and recycling can be securely stored and collected without obstructing parking or emergency access.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Separate provision has been made for the storage and collection of recyclable waste. The bin storage area accommodates clearly labelled black 1100L container for general waste and green 1100L recyclables.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:

C2 - Residential institutions

Existing gross internal floorspace (square metres) (a):

492

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

792

Net additional gross internal floorspace following development (square metres) (d = c - a):

300

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	492	0	792	300

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☒ Yes
☐ No

Please indicate the loss or gain of rooms:

Use Class:

C2 - Residential institutions

Existing rooms to be lost by change of use or demolition:

20

Total rooms proposed (including changes of use):

27

Net additional rooms:

7

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

15

Part-time

4

Total full-time equivalent

17.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

19

Part-time

8

Total full-time equivalent

22.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

242463

28/10/2024

Details of the pre-application advice received

Pre-application advice was sought from Wokingham Borough Council under reference 242463, validated on 2 October 2024. The proposals included a two-storey front extension with porch and ramp, rear and side additions, internal alterations to form a new stairwell and works to the outbuilding. The advice confirmed that the principle of extending the care home was broadly acceptable, subject to resolving matters relating to access, parking, site constraints and emergency planning improvements.

This submission responds directly to the advice received and presents a full application package. Revised parking layouts and swept path analyses for staff, visitor, ambulance and fire tender vehicles have been submitted to address previous highway safety concerns and to comply with the Council's parking standards (see Drawings 1, 2, 3, 4.1–5.4). A Fire Exit Plan (Drawing 24) and Fire Truck Plan (Drawing 2) demonstrate provision for emergency access. A Framework Construction Method Statement (Appendix C) and Transport Note (Appendix A) are included, alongside a Car Parking and Staff Travel Management Plan (Appendix B), which provides staff numbers, shift patterns and modal split in support of a sustainable travel approach.

In relation to emergency planning constraints associated with the AWE DEPZ, a Business Continuity Emergency Plan (Document 10) is included to address Policy TB04 requirements. The updated scheme also includes new landscaping and tree protection measures (Drawing 23), and the Preliminary Roost Assessment (Document 6) supports the ecological position. The development lies within an amber risk area for Great Crested Newts and a bat roost habitat area, which is addressed via the updated ecological report.

All required drawings for the built form are submitted, including:

Existing and Proposed Elevations (Drawings 11–14)

Existing and Proposed Floor and Roof Plans (Drawings 15–19)

Outbuilding Proposals (Drawings 21–22)

Landscaping, Site Layout, Sewer and Flood Plans (Drawings 1, 23, 25–27)

Collectively, the submitted documents and plans provide a comprehensive response to the pre-application comments. The proposal is consistent with the principles of sustainable development under the NPPF and local policy and is now considered capable of addressing the reasons for refusal of the earlier scheme.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Adam

Surname

Heeroo

Declaration Date

11/12/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Adam Heeroo

Date

12/12/2025