

Our Ref: 2425.102/SS/ss

WOKINGHAM BOROUGH COUNCIL
Planning Department
Shute End
Wokingham Berkshire
RG40 1BN

development.control@wokingham.gov.uk

20th February 2025

Dear Sir / Madam

Glebelands House Wokingham

Please find attached our (separate) full planning submissions for:

1. The installation of a new passenger (bed) lift, associated alteration and redevelopment of Link Wing to provide additional residential rooms.
2. Removal of existing conservatory to main house, internal alteration and external repairs.

The site is a residential care home and is Grade II listed. Whilst the application includes for a component of demolition this concerns the more recent tranche of development (post 2000's) and does not impact the central heritage asset. We enclose the following documents (in accordance with the Local Validation List 07.09.23):

LIFT AND LINK PROPOSAL

Application Form
CIL Additional Information Form
CIL Relief Form
Design and Access (Planning) Statement
Heritage Statement
Statement of Need
Arboricultural Assessment
Ecology (Bat) Survey
Location Plan
Block (Site) Plan
Constraints Plan
Existing Plans
Existing Elevations and Sections
Proposed Plans
Proposed Elevations and Sections



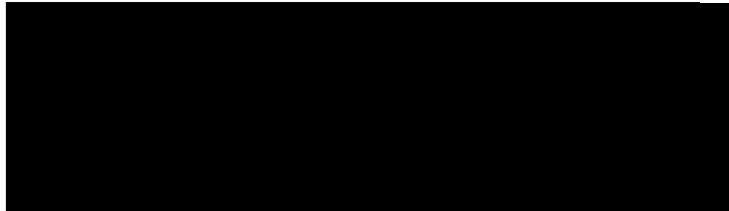
CONSERVATORY AND ALTERATIONS PROPOSAL

Application Form
CIL Additional Information Form
Heritage Statement
Location Plan
Block (Site Plan)
Proposed / Existing Proposal
Roof Survey Plan
Roof Condition Report

Please note the proposals are not deemed to qualify for Net Biodiversity Gain given they largely maintain the footprint of the existing building and do not impact any priority habitats (a Stage 1 Ecology Survey has however been completed). Equally the building would not qualify under the DMPO Part 3 (9a) as use is institutional and the upper floor is approx. 11m above lower ground level. It is also of note that the applicant is a registered charity and CIL exemptions are therefore deemed to apply.

A further arboricultural report is to be deposited when available.

Yours faithfully



Simon Smeaton RIBA

OWLA Limited

OWL Architects is an RIBA Chartered Practice. See us at owlarchitects.co.uk.

Encl.

cc. Gary Whiteman (GHT)

Kris Jaggs (GHT)

Mandy Whittingham (GHT)

Nick Jack (CB)