

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253012
Site Address:	52 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RP
Expiry Date:	5 February 2026
Site Visit Date:	12 December 2025
Proposal: Application to vary conditions 2 and 3 of planning consent 221911 for the proposed erection of an outbuilding to the rear of the property. Condition 2 refers to the approved details and condition 3 to external materials, and the variation is to alter the design and materials of the cabin.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

192070: Application for a Proposed Lawful Development Certificate for a loft conversion with the creation of a rear dormer plus insertion of 2no roof lights to front elevation. Single storey side extension. Approve 19/08/19.

192092: Householder Application for the proposed part single, part two storey side/rear extension following the demolition of single storey extension (utility room) and removal of light porch to side plus part demolition of single storey and first floor extensions to rear, internal alterations and changes to fenestration to existing dwelling. Approve 10/10/19.

221911: Householder application for the proposed erection of an outbuilding to the rear of the property. Approved 08/02/23.

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: The parish council cannot comment because the metrics of the detailed changes have not been supplied. The revised application appears to be materially different to the original application. Officer response: The proposal remains consistent with the description of development, and the application has therefore been appropriately submitted under Section 73 of the Town and Country Planning Act 1990.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey semi-detached dwelling.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective development, stating that "if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly" (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to

different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The principle of development at the site was established with the granting of 221911. Condition 2 refers to the approved details and condition 3 to external materials, and the variation is to alter the design and materials of the cabin.

Character of the Area: The proposed use would be for home office/gym/games room as per the previous approval, thus no concern of usage. A condition has been added to control its use.

The previous outbuilding approved was approx. 7m in depth, 5m in width and 3.5m in height. The proposed outbuilding would be 6.60m in depth, 4.50m in width and 3.81m in height. Therefore, the depth and width would be smaller but 0.31m taller in height. Such difference in height is minimal change in planning terms and would have a limited impact on the character and appearance of the area and remains subservient to the dwellinghouse. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Untimely, whilst there is a change in dimension the scale and size would be relatively similar and such alteration would negatively harm the character of the area. Furthermore, given the proposal would be situated to the rear and not visible from a public viewpoint, it would not adversely impact the character of the area.

In terms of external materials, the approved scheme included a timber-clad, blockwork construction outbuilding with a flat roof. The proposed scheme includes a lightweight timber cabin with a ridged roof. Whilst different, the change in external materials would not harm the character of the area given the outbuilding would not be visible from the public realm as it's located to the rear of the site.

Neighbouring Amenity:

Overlooking: The approved scheme had a window and bi-folding door on the front elevation. The proposed scheme includes a door and window on the front elevation, thus the outlook would be very similar to what was previously approved with the fencing screening the openings, thus no overlooking concerns.

Loss of Light/Overbearing: The separation distance from side boundary of 50 Pinewood Avenue and the rear boundary of 53 & 57 Lea Croft would be less than 1m. Whilst the width and depth of the proposal is less than what was previously approved, the height is increasing by approx. 0.31m. Such difference in height is minimal change in planning terms and would not normally justify refusal on its own. Therefore, the proposed outbuilding is not considered to be overbearing or result in harmful loss of light.

While the outbuilding would be taller than the fence, a difference in height by 0.31m from what was previously approved is minimal and such small increase would not result in harmful impact and considered to be overbearing or result in loss of light.

Furthermore, due to the fence separating the application site and 59 Larkwood, the

proposed outbuilding would be partially screened when viewed from the neighbouring properties.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

Landscape and Trees: The officer has no objection to the change of the cabin design and use of ground screws instead of piles.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

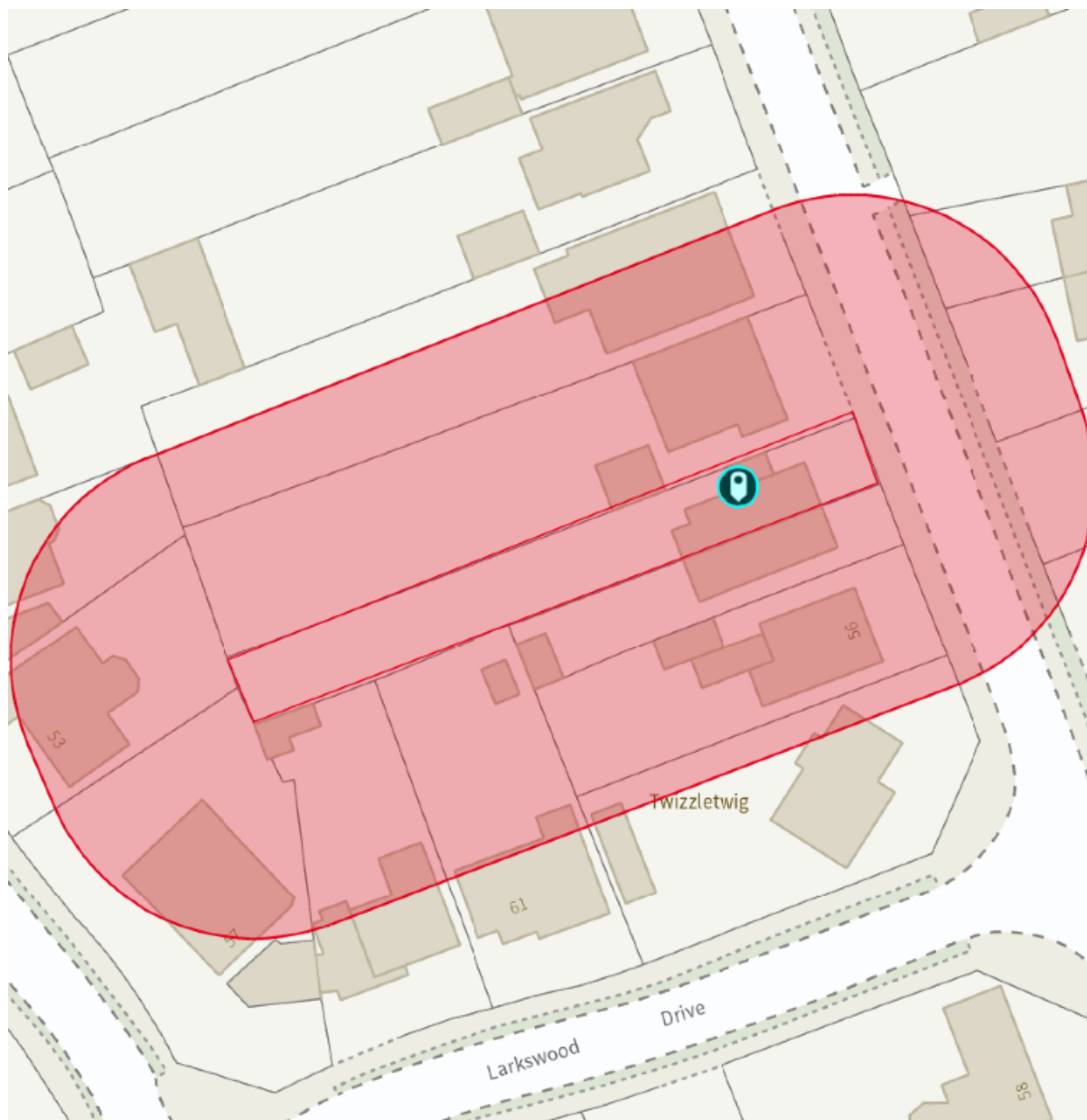
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	30 January 2026
Earliest date for decision:	4 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30 January 2026

PLANNING CONSTRAINTS/STATUS



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Pinewood (Crowthorne)

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 2	All buildings, structures, etc. Exceeding 45m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
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1	All works exceeding 90 metres (295.3 feet)	YES	YES
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Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Larkwood Drive

Risk of Flooding from Surface Water | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
4	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
5	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=3111241211101-res=11401&location=484727,165479%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham Without Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham Without CP	0 m