

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250842
Site Address:	38 Linkway, Crowthorne, Wokingham, RG45 6ES
Expiry Date:	27 May 2025
Site Visit Date:	31 January 2025 (242339)
Proposal: Application to vary conditions 2 and 3 of planning consent 243239 for the proposed erection of a part single part two storey side extension along with changes to fenestration plus chimney removal. Condition 2 refers to the approved details and condition 3 to the external materials, and the variation is to change external materials.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Archaeological Sites
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Archaeological Sites Consultation Zone

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

	Crowthorne Village Design Statement
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PLANNING HISTORY

Application No.	Description	Decision & Date
243239	Householder application for the proposed erection of a part single part two storey side extension along with changes to fenestration plus chimney removal.	Approved 21 March 2025

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site is a two-storey detached chalet style dwelling, whilst other dwellings along Linkway vary in size and scale. All properties are built on a building line allowing for a decent setback from the footpath edge and road allowing for landscaping and parking provision. There is a set material palette with dark colours such as brown a common fenestration finish along Linkway. There is a lot of variety along Linkway, with no set street scene and this uniqueness makes up the characteristic of Linkway.

Principle of Development: Section 70(2) TCPA 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) sets out that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

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 243239. The application is to alter the external materials. Condition 2 refers to the approved details and condition 3 to the external materials

Character of the Area: The current approved materials include brown tile and cladding. The applicant is seeking to amend the materials to grey concrete tile and grey composite cladding.

Whilst the colour of grey would differ from the existing and would have an impact upon the character of Linkway, it's impact would not be considered significant to ultimately harm the street scene. Furthermore, use of cladding would be retained which is in keeping.

Neighbouring Amenity: Given the nature of the proposed alterations, such would not have any impact upon overlooking, loss of light and overbearing.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	23 May 2025
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Earliest date for decision:	26 April 2025
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Recommendation agreed by: (Authorised Officer)	
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HMM

Date:	23 May 2025
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