

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 5 February 2026

Application Number: 253012

Location: 52 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RP

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.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 & 3 is amended as follows:

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered/labelled 00 REV A, 01 REV A & 02 REV A received by the local planning authority on 10/12/25 & 11/12/25. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

A new condition has been added (condition 5) to control the outbuilding's use.

5. The outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site and shall not be used, sold or sublet as separate dwelling.

Reason: To prevent a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the neighbouring residential amenities, character of the area in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, TB07.

All other conditions of planning permission 221911 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 221911.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. See above.

Reason: See above.

3. See above.

Reason: See above.

4. Protection of trees

a) No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment and Method Statement by All Arboriculture dated 30th September 2022 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

Extending the determination period of the application to allow for amended plans being submitted by the applicant to overcome concerns relating to landscape and trees.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

3. Please note that planning permission 221911 expires on 8 February 2026. The last lawful day to commence is 08 February 2026.

HMM

Recommendation and conditions/reasons agreed:

Date: 30 January 2026

REMEMBER - The earliest date for a decision on this application is: **4 January 2026**