

Date: 11 December 2025
Application: 253012



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Variation/Removal of Condition Consultation

Application Number: 253012

Applicant: Mr L Thompson

Site Address: 52 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RP

Parish: Wokingham Without

Grid Reference: Easting - 484061, Northing - 164573

Type of Development: Other Householder

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.

Case Officer: Cameron Young

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 253012. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **4 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	253012
Address:	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.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
☒ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

No objection to the variation of condition 2, as represented in **technical note: s73 application dated December 2025**.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	16/12/2025	Signed:	Boniface Ngu
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