



# TECHNICAL NOTE: S.73 APPLICATION

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

**Original Approval:** 221911

**Scheme:** Householder application for the proposed erection of an outbuilding to the rear of the property

**Date:** December 2025

V1

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## Introduction:

Householder planning permission was granted on 08/02/2023 for the:

*"proposed erection of an outbuilding to the rear of the property".*

**Condition 2** of the approval states that:

*"Approved details - This permission is in respect of the submitted application plans and drawings numbered PA-01-01 REV 01, PA-00-01, PA-01-15 & SK 102 received by the local planning authority on 21/06/22. 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."*

In addition, **Condition 3** sets out that:

*"External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.*

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

*Relevant policy: Core Strategy policies CP1 and CP3"*

## Proposal

This application seeks to vary the approved plans and material details to allow an alternative cabin design and foundation specification.

The approved scheme included a timber-clad, blockwork construction outbuilding with a flat roof. Given the construction type, piling would have been required, which significantly increases build costs.

The revised proposal includes a lightweight timber cabin with a ridged roof, which can be erected using ground screws (similar to piles but more cost-effective). They would be 1550mm screws with 10kN SWL per screw bearing achieved.

The proposed cabin has a slightly larger footprint than the approved unit and, with a ridged roof, it is taller. However, given the building's location, the increase in scale would not be detrimental to adjacent dwellings.

## Condition 2 amendment

Change the approved plans from:

- *PA-01-01 REV 01*
- *PA-00-01*
- *PA-01-15*
- *SK 102*

*Received by the local planning authority on 21/06/22.*

To:

- *PA-00-01*

*Received by the local planning authority on 21/06/22.*

- *01A – Proposed Site Plan*
- *02A – Proposed Outbuilding*
- *Ground screw details – specification, layout and loading report*

*Received by the local planning authority on 10/12/2025.*

### Condition 3 amendment

Change condition working from:

*"External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority."*

To:

*"The materials used in the external construction of the buildings hereby approved shall accord with the materials details provided on **Drawing No. 02A - Proposed Outbuilding** received by the local planning authority on 10/12/2025. Thereafter the building shall be retained and maintained in accordance with these details."*

### Materials

Proposed materials:

- **Walls** – Softwood timber cladding – painted grey.
- **Roof** – Roof shingles - grey.
- **Windows and Doors** – Timber.
- **Eaves and Rainwater goods** – Black plastic

It is considered that the proposed amended materials would not be harmful to the character of and setting of the area.

### Summary

Overall, the revised design is considered to be in keeping with the nature of the headline application. In addition, the use of ground screws will ensure that no harm is caused to retained trees, as per the supporting arboricultural report.

It is considered that the resultant development would be acceptable in planning terms.