

30 September 2026

FAO Chief Planning Officer
Planning Department

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam,

Re: Gardeners Green, Heathlands Road, Wokingham, RG40 3AW

I am pleased to enclose a Section 73 Variation of Conditions submission for application **230693**, allowed on 12/07/2023 on behalf of Mr K Grant. The application concerns **Condition 2** which concerns the permitted plans subject to the application, and **Condition 8**, which concerns the use class permitted.

Accompanying this submission are the relevant application forms and supporting documents including:

- 1:1250 Site Location Plan, dated 1st December 2020;
- 1:200 Proposed Site Plan, Garage, Bin and Cycle Store Plans and Elevation, drawing 01 Revision D, dated 10th October 2022
- 1:100 Proposed Commercial Units Floor Plan and Elevations, drawing number 03 Revision A, dated 10th October 2022

Condition 2

Condition 2 as stated within the Decision Notice reads as follows:

'Approved details

This permission is in respect of the submitted application plans and drawings:

03 Rev A - Landscape Proposals

Received 27th June 2023

Location Plan

01 Rev D - Proposed Site Plan, Garage, Bin and Cycle Store Plans and Elevations

Received 16th June 2023

02 - Proposed Dwelling Floor Plans and Elevations

03 - Proposed Commercial Units Floor Plan and Elevations

Received 21st March 2023

Received by the local planning authority on

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.'

The application seeks to vary the condition to propose changes to the fenestration of the approved unit. The proposed changes are shown within the **Proposed Commercial Units Floor Plan and Elevations, drawing number 03 Revision A**. The change is limited to the treatment of the openings and does not alter the approved scale or layout of the commercial building.

The changes include the removal of the four roller shutters for each of the units on the proposed West Elevation, with doors and larger windows taking their place. The door on the north and south elevation is proposed to be

more centrally located, whilst the east elevation contains larger windows and the removal of rear doors to encourage more light into the commercial units.

Condition 2 should therefore refer to the amended commercial units drawing in place of the originally approved commercial units drawing.

As such, Condition 2 should be varied to read as follows:

'Approved details

This permission is in respect of the submitted application plans and drawings:

03 Rev A - Landscape Proposals

Received 27th June 2023

Location Plan

01 Rev D - Proposed Site Plan, Garage, Bin and Cycle Store Plans and Elevations

Received 16th June 2023

02 - Proposed Dwelling Floor Plans and Elevations

03 Rev A - Proposed Commercial Units Floor Plan and Elevations

Received 21st March 2023

Received by the local planning authority on

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.'

Condition 8

Condition 8 as stated within the Decision Notice reads as follows:

'Use class The commercial units hereby permitted shall be retained in use class B1(c) and B8 for the lifetime of the development.'

Reason: As no other use has been assessed under this proposal, in the countryside location. Relevant policy: CP3 and CP11 of the Core Strategy.'

Condition 8 restricts the four commercial units to uses within Classes B1(c) and B8 because other uses had not been assessed when permission 230693 was granted. This application asks the Council to grant permission under this submission to allow all Class E uses in addition to the existing B1(c) and B8 uses. Greater flexibility would help the applicant construct units that can respond to tenant demand which consider a wider range of occupiers.

Currently, the previous development 230693 has commenced on site, but the owner has not finalised construction until tenants for the commercial units can be found. Currently, interested parties want to utilise the units for commercial operations outside of Use Class B1(c) and B8. This submission seeks to ensure that alternate uses can be brought into productive use, to ensure that tenancy can be agreed and the units built.

Gardeners Green is close to established commercial uses, including Holme Grange Craft Village, Squire's Garden Centre, Ludgrove and Holme Grange Schools and Crowthorne Tennis Club. The planning applications listed in Table 1 identify further nearby premises approved for uses that now fall within Class E. Taken together, these permissions demonstrate an established mix of commercial uses within the immediate locality and adjacent to the site; such uses evidence that differing Class E uses are viewed to be acceptable within this location.

Reference	Address	Description of Development
050357	Unit 15, Matrix House Holme Grange Craft Village Heathlands Road Wokingham RG403AW	Application for temporary permission for the change of use from (B1a) Offices to (A1) retail with associated workshop and demonstration area (Permission sought for 5 years).
990150	Holme Grange Craft Village, Heathlands Road, Wokingham, RG40 3AW	Proposed change of use from shop (A1) to office use B1(a).
961397	Holme Grange Craft Village Heathlands Road Wokingham	Proposed Erection Of Three Conservatories For Show Area Class A1 Retail Use (Retrospective)
961135	Holme Grange Craft Village, Heathlands Road, Wokingham, RG40 3AW	Proposed Change of Use of Art Gallery to Offices and Provision of Overspill Car Park
052636	Units 5 & 6 Holme Grange Craft Village Heathlands Road Wokingham RG403AW	Proposed change of use of unit 5 from tea room (A3) to retail sales (A1) and unit 6 from retail sales(A1) to tea room & delicatessen (A3).
060085	Units 15 & 16 Holme Grange Craft Village Heathlands Road Wokingham RG403AW	Application for temporary change of use of Unit 16 from B1a office use to a dressmaking workshop with ancillary sales and administration office (A1) and change of use of part of unit 15 from B1a office to craft retail (A1) with associated workshop and administration area.
051391	Birchin Inhams, Heathlands Road, Wokingham, RG40 3AP	Proposed change of use of agricultural buildings to B1 and B8
200286	Birchin Inhams, Heathlands Road, Wokingham, RG40 3AP	Change of use of engineering workshop to boarding kennels (Sui Generis)
030774	Holly Cottage, Heathland Road, Wokingham, RG40 3AP	Proposed erection of a detached building for use as a play room in connection with day nursery

These examples show that commercial activity is an established feature of the locality, with multiple Class A uses, B1a, B1b, and B1c uses listed. These uses would now be defined as Use Class E(a), E(b), E(c), E(cii) E(f), or any E(g) use.

The surrounding examples also highlight commercial lead sui generis uses as well B8 uses. Therefore, it is requested that this condition is altered to allow all use Class E uses.

Allowing Class E uses alongside the existing B8 permitted use would widen the pool of businesses able to occupy the four approved units. This would help the applicant respond to prospective tenants' requirements and reduce the risk of constructing units that remain vacant, while building on the established commercial activity in the area.

Specifically, enquires have been made for small office uses as well as small professional/commercial services.

The proposed Class E use would therefore sit alongside an existing range of commercial uses, rather than introduce a new type of activity to the area. This supports greater flexibility for the four units already approved at Gardeners Green, allowing them to accommodate businesses whose requirements extend beyond the current B1(c) and B8 restriction.

Crucially, permission **230693** has already been implemented through the commencement of groundworks as approved. The applicant can therefore continue to build the four commercial units under that permission even if this variation application is refused. Accordingly, this S73 application should be considered against the commercial development that can already be delivered at the site, with the assessment focused on the additional effects of allowing Class E uses within those units.

As such, it is requested that the condition is varied to read as follows:

'Use class The commercial units hereby permitted shall be retained in use class E and B8 for the lifetime of the development.'

Reason: As no other use has been assessed under this proposal, in

the countryside location. Relevant policy: CP3 and CP11 of the Core Strategy.'

If the Council requires further restriction within the Class E use class, it is suggested that the condition could also read as follows:

'Use class The commercial units hereby permitted shall be retained in use class E(a), E(c), E(g), and B8 for the lifetime of the development.'

Reason: As no other use has been assessed under this proposal, in the countryside location. Relevant policy: CP3 and CP11 of the Core Strategy.'

Conclusion

I trust this information is sufficient to vary Condition 2 and Condition 8. All other conditions are proposed to remain unchanged. If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Illay Lupu **MPlan (Hons)**

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