

Date: 22 July 2025
Application: 251666



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Variation/Removal of Condition Consultation

Application Number: 251666

Applicant: Imperium Trust Company

Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Parish: Wargrave

Grid Reference: Easting - 478668, Northing - 181612

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2 of planning consent 213587 for the proposed erection of 1 no. detached dwelling with associated landscaping. Condition 2 refers to Approved Details and the variation is to update the plans.

Case Officer: Helen Maynard

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 251666. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251666
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application to vary condition 2 of planning consent 213587 for the proposed erection of 1 no. detached dwelling with associated landscaping. Condition 2 refers to Approved Details and the variation is to update the plans.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/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

The proposal seeks consents for varying the approved details for Planning Application Reference 213587. The approved 18 no. of parking spaces at the basement mezzanine will be replaced by 22 no. of parking at the basement and increase the width of the proposed ramps, which are acceptable.

While the Highways have no objection in principle to the variation, it is relevant to note that the minimum required dimensions for parking space are 5.0m x 2.5m, and the applicant is required to increase the driveway clearance to at least 6m wide between the spaces for safe vehicle manoeuvring.

Conditions & Reasons (if required)

Date:	23/7/2025	Signed:	JP
--------------	-----------	----------------	----