



Our Ref: 07C400468

Your Ref: 213587

October 10, 2025

FAO Helen Maynard
Wokingham Borough Council
(submitted via Planning Portal)

Dear Helen

Main House Basement Amendment Application including Sunken Garden

In relation to Planning Permission 213587 for construction of 1 no. detached dwelling with associated landscaping, approved 15/09/2023.

At the Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Please find enclosed details of proposed amendments to the above planning permission on behalf of my client Imperium Trust Company, submitted under the planning portal reference PP-14363712.

The proposed revisions to the approved scheme relate to the design and layout of the basement area of the main house and the inclusion of a sunken or sloped section of garden to the west of the house. These revisions are proposed to be formalised under the provisions of Section 73 of the Town and Country Planning Act via the substitution of drawings set out under Condition 2 of the planning permission.

The drawings show an amended extent and envelope of the main house basement areas, including rationalisation to provide the majority of below ground space (including car parking, back of house, front of house living spaces, plant and storage), on a single level, rather than the multi-level basement as approved under planning application 213587. These revisions are already subject to an earlier amendment application (LPA Ref 251666 – Validated 22/07/2025 – Target 13-week determination date 10/10/2025).

This change is now supplemented by a proposal for a sunken area of garden, to provide a secluded area of private amenity space that also provides natural light to the subterranean pool area at the western flank. This forms part of a simplified approach to the design of the curtilage area to the dwelling, with significantly reduced hard landscape features and increased opportunities for planting. The sole change to the elevations of the building proposed within this application is at basement level, with a 'cut-away' glazed section of façade revealed facing the sloped garden to the west.

The submitted drawings align with the list of approved drawings under Condition 2 of the planning permission, summarised within the below table.

Document	Approved Reference	Proposed
Site Location Plan	0001 Issue P01	To be deleted (covered by below)
Site Context Plan	P-H-001-XX-003 REV 00	PCY-PBC-ZZ-ZZ-DR-A-1001
General Plan	P-H-001-XX-005 REV 00	PCY-PBC-ZZ-ZZ-DR-A-1002
Roof Plan	P-H-001-XX-010 REV 00*	PCY-PBC-MH-RF-DR-A-1013*
Ground Floor Plan	P-H-001-XX-020 REV 00*	PCY-PBC-MH-00-DR-A-1010*
Basement Mezzanine	P-H-001-XX-030 REV 00	To be deleted
Basement Plan	P-H-001-XX-040 REV 00	PCY-PBC-MH-B1-DR-A-1009
Sub Basement Plan	P-H-001-XX-045 REV 00	PCY-PBC-MH-B1-DR-A-1008
First Floor Plan	P-H-001-XX-050 REV 00*	PCY-PBC-MH-RF-DR-A-1011*
Second Floor Plan	P-H-001-XX-060 REV 00*	PCY-PBC-MH-RF-DR-A-1012*
Section E W	P-H-003-XX-010 REV 00	PCY-PBC-MH-ZZ-DR-A-1016
Section N S	P-H-003-XX-020 REV 00	PCY-PBC-MH-ZZ-DR-A-1015
Section E W (inc sunken garden)	N/A	PCY-PBC-MH-ZZ-DR-A-1017
North Elevation	P-H-004-XX-010 REV 00	PCY-PBC-MH-ZZ-DR-A-1020
South Elevation	P-H-004-XX-020 REV 00	PCY-PBC-MH-ZZ-DR-A-1022
West Elevation	P-H-004-XX-030 REV 00	PCY-PBC-MH-ZZ-DR-A-1023
East Elevation	P-H-004-XX-040 REV 00	PCY-PBC-MH-ZZ-DR-A-1021
Combined North/South Elev	N/A	PCY-PBC-MH-ZZ-DR-A-1027
Combined East/West Elev	N/A	PCY-PBC-MH-ZZ-DR-A-1028
Partial Elevation / Detail	P-H-007-XX-010 REV 00	N/A
Proposed Landscape Masterplan	051_1101 (APART FROM THE PROPOSED POND IN THE LOCATION OF 'PIT CLUMP', WHICH IS NOT APPROVED)	N/A
Surface Water Strategy sheet 1	2170453-EW-00-L00-DR- C-1000 REV P1	N/A
Surface Water Strategy sheet 2	2170453-EW-00-L00-DR- C-1001 REV P1	N/A

**Note no changes to floorplans proposed, surrounding indicative landscape scheme removed for clarity and consistency*

Description of proposed amendments

The proposed Basement Plan PCY-PBC-MH-B1-DR-A-1009, effectively replaces the originally approved Basement Plan and Basement Mezzanine Plan, removing the void area and bringing the internal space to a single level, including car parking to the north, central back of house areas, living spaces to the south, and the pool and gym area to the west.

The updated version of the plan submitted with this application adds a glazed section of wall to the northern part of the western flank (broadly in line with the western wing). This glazed wall provides natural light to the basement pool and also looks outwards onto a secluded area of amenity space sloping down from ground level.

As per the previous amendment application, the proposed sub-basement level plan PCY-PBC-MH-B1-DR-A-1008 illustrates some much more limited areas of built form, including plant rooms

and allowance for the swimming pool depth, which replaces the equivalent approved lower level basement plan.

The proposed Section Drawings PCY-PBC-MH-ZZ-DR-A-1015 and PCY-PBC-MH-ZZ-DR-A-1016 show the envelope of the basement area including levels as submitted earlier this year. The supplementary East-West Section drawing PCY-PBC-MH-ZZ-DR-A-1017 is taken further north, showing the proposed sloped section of garden to the west of the house, and the glazed flank wall to the basement.

The originally approved (2023) elevational drawings show the basement as a dashed outline. As per the amendment application submitted earlier this year, the elevation drawings have been amended to illustrate the proposed altered basement extent.

These drawings show a reconfiguration of space at basement level, which would remove the substantial void area to the south of the approved mezzanine level, and provide a more efficient use of space to bring the main basement functions onto a single level.

The proposed reconfiguration would result in parts of the basement extending beyond the approved envelope, most notably to the west of the house, while the extent of the basement area would be reduced to the south. In elevation and section, the overall depth and maximum depth would be reduced.

Ultimately, these proposed changes result in an increase in floor area of approximately 260sqm (GEA), equivalent to an increase of less than 5% to the basement. This increase is principally as a result of a detailed investigation of the plant space requirements. The addition of the sunken section of garden and glazed wall at basement level does not alter the floor area any further.

Potential implications of amendments

The site is located within the Green Belt and within a Grade II* Registered Park and Garden (RPG), however, the principle of development of a new house including a substantial basement element at the site has been established through a number of previous planning permissions, including the original outline permission 0/2008/1353, subsequent reserved matters approvals in 2010 and 2011, and a further proposal that secured planning permission in 2018 (173097), which was re-submitted in 2023, forming the basis of the most recent permission.

This application consolidates the proposed changes within the previous amendment application (251666), together with a supplementary amendment relating to the creation of a sloped area of garden and a glazed section of wall at basement level.

Given that the proposed and existing basement extents are relatively similar (acknowledging proposed increases in size on some metrics and reductions on others), there is considered to be no material impact beyond the permitted scheme in terms of heritage, landscape and visual impact, or impact on the openness of the green belt in terms of spatial impact, visual impact, or intensity of use.

It is acknowledged that the 'cut-away' element of the basement façade, reveals an additional portion of the built form. However, given that this is enclosed within retaining walls at either end of the sloped garden, this feature will only be visible from the immediately surrounding area to the west of the house, and will not be perceptible from beyond this area, the wider Estate, or beyond the confines of the Estate.

This application is accompanied by a Heritage Assessment of the proposed sunken garden feature by Asset Heritage. This notes the following:

- that the grant of planning permission for a new house and associated buildings fundamentally alters the historic character of this part of the site, which was formerly peripheral parkland to the wider Park Place Estate.
- The formation of pleasure grounds around the house, is in keeping with the change in function and character of this part of the RPG.
- Sunken gardens are a historic form of garden often found around larger houses from the Victorian and Edwardian periods.
- Built changes in topography, such as grottos and bridges are characteristic features of the Park Place Registered Park and Garden, and the sunken garden leading to a subterranean pool would be a modern interpretation of this tradition.
- The enclosed and secluded location means that it will be discreet, hidden within the landscape, and would not be widely experienced beyond its immediate surroundings.

On this basis, the Assessment concludes that the feature would not result in harm to the significance of the Park Place RPG.

The proposal is therefore considered to satisfy Wokingham Core Strategy Policies, CP11 (Proposals Outside Development Limits), and CP12 (Green Belt), Wokingham Managing Development Delivery DPD Policies TB01 (Development within the Green Belt), TB21 (Landscape Character), and TB24 (Designated Heritage Assets) and the relevant paragraphs of the NPPF.

The red line application site is centrally located within the wider Estate ownership, and while there are physical environmental constraints in the wider estate area (including existing and protected trees, ecological habitats, neighbouring dwellings, flooding and drainage, and interaction with the surrounding highways network), the specific application site is relatively unconstrained in these terms, as open grassland.

The proposed changes in basement extent are not considered to create any additional impacts on these factors, many of which are already covered by conditions to ensure that these elements are adequately mitigated or managed. A written scheme of archaeological investigation has already been agreed with the Council, which involves trenching of the broader site, including elements of the main house basement, while we have provided a brief updated flood risk addendum as part of this amendment application, which confirms that the proposals would not alter the flood risk position at the site.

Similarly, the proposal is therefore considered to satisfy Wokingham Managing Development Delivery DPD Policies CC03 (Green Infrastructure, Trees and Landscaping), CC09 (Development and Flood Risk), TB23 (Biodiversity and Development), and TB25 (Archaeology), and the relevant paragraphs of the NPPF.

Other Amendments

In addition to the above principal amendment to the basement, where relevant, it is requested that pre-commencement conditions (2 - Approved Plans 4. Construction Method Statement, 5. Electric Vehicle Charging 7. CEMP Biodiversity, and 8. Detailed Landscaping) are re-worded to

reflect the materials submitted to the Council under the separate applications 250768 and 250918, where details are agreed. We would be happy to supply draft wording for the Council in due course. On this basis, the application includes submission of details relating to these elements.

Original Condition	Document
Condition 3 Archaeology	Archaeological WSI Archaeological Evaluation (June 2025) Part 1 Archaeological Evaluation (June 2025) Part 2
Condition 4 Construction Method	Construction Method Statement (July 2025)
Condition 5 Electric Vehicle Charging	EVC Strategy (August 2025)
Condition 7 CEMP Biodiversity	CEMP (March 2025)

Conclusion

On the above basis, the proposed amendments to the basement levels of the Strowdes Estate main house and addition of a sunken garden element are considered acceptable when considered in the context of the relevant planning permission 213587, and the overriding planning policy framework.

This application is accompanied by application forms, updated CIL information forms, and the requisite fee of £2,085.00. If you require any further information or wish to discuss this discharge of conditions application, please do contact me, or my colleague Janet Jones (janet-sarah.jones@avisonyoung.com).

We look forward to receiving confirmation of validation of the application.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited