

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252489
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application to vary condition 2,3,4,5,7 and 8 of planning consent 213587 for the Full application for the proposed erection of 1 no. detached dwelling with associated landscaping. Conditions 2, 3, 4,5, 7 and 8 refers to Approved Plans, Archaeology, Construction Method Statement, Electric Vehicle Charging, CEMP Biodiversity and Detailed Landscaping and the variation is to Substitute drawings, Detailed Landscaping Condition proposed to be varied to for approval of details prior to development above slab level, and to ensure compliance with WSI and trench evaluation, CMS, EVC Strategy and CEMP.		
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

My understanding is that this application only relates to changes to the basement submitted under application 251666 which now includes a glazed section to the basement where the indoor pool is located, with the garden area cut away in this area to create a sloping garden which will be defined by two retaining walls.

I note that the site plan and design of the dwelling shown on all the drawings relates to the approved application 213587 and not the proposed changes which are detailed in application 252721.

The proposed sunken garden will be located on the western side of the proposed dwelling, level with one of the separate wings and within the red line of the dwelling curtilage as defined by previous applications. The garden is set below existing ground levels so will not be visible in wider parkland views only when viewed in relation to the immediate curtilage around the dwelling. I therefore have no

objections to the glazed cutaway section proposed for the dwelling basement and the associated sunken garden.

It would be helpful to have further information or clarification on following issues, however this may be better covered under application 252721:

1. This application is accompanied by the Main House General Plan (PCY-PBC-ZZ-ZZ-DR-A-1002) and Main House Ground Floor Plan (PCY-PBC-MH-00-DR-A-1010). These drawings show the sunken garden but also another pool presumably at ground level to the south-west. No details are provided as to whether this will be a decorative garden feature or another swimming pool. It would be helpful to clarify at this stage what this feature is.
2. Section E W including sunken garden drawing (PCY-PBC-MH-ZZ-DR-A-1017) is helpful in understanding how the indoor pool relates to the sunken garden. It will be helpful to understand what is proposed above the protruding part of the basement, will this be a roof garden or will it be paved.
3. The West Elevation drawing (PCY-PBC-MH-ZZ-DR-A-1023) only shows the construction above existing ground level. It would be helpful to also show the western elevation with the glazed basement to understand how that relates to the dwelling and side wing.

Date:	24 th December 2025	Signed:	C. Brimble
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