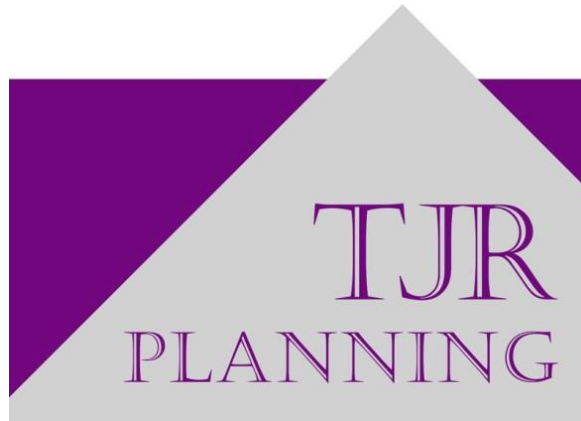




PLANNING STATEMENT

Templecombe, Wargrave Road

Remenham RG9 3HU

Prepared for

Mr. L Pajot

JULY 2026

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1 INTRODUCTION

- 1.1 This statement is written in support of an application made under Section 73 of the Act to vary a condition attached to the planning permission dated 11th August 2023 for construction of a replacement dwelling house at the site known as Templecombe Wargrave Road, Remenham.
- 1.2 This statement should be read in conjunction with the architectural drawings of Burwell Residential and supporting information.
- 1.3 This statement firstly addresses the relevant planning history and briefly describes the proposed amendments. Section 3 provides the planning policy framework in which this application needs to be assessed and Section 4 demonstrates why the proposals are in compliance with planning policy. Section 5 draws on the conclusions reached.

2 PRELIMINARY MATTERS

Templecombe, Wargrave Road

- 2.1 The application site (red line area) extends to 2.22ha. Overall, the Templecombe estate covers an area of 17.4ha.

Relevant Planning History

The 2023 Approved Scheme – LPA ref. 223108

- 2.2 Planning permission was granted on 11th August 2023 for the following:

Erection of 1 no. dwelling, amendments to the internal access road, erection of a detached covered car port and associated landscaping following demolition of existing dwelling and pool house.

The decision notice is attached in Appendix A

- 2.3 Condition 2 of the decision notice requires the development to be carried out in accordance with the details shown on the submitted drawings for the avoidance of doubt and in the interests of proper planning.

Implementation of the approved scheme

- 2.4 All relevant pre-commencement conditions have been formally discharged by the LPA and building operations commenced earlier this month with demolition of the existing buildings.

CIL

- 2.5 Under the requirements of the CIL Regulations, the Commencement Notice (Form 6) was sent to the Council in early July. The Council formally acknowledged this in correspondence dated 8th July.
- 2.6 The site has been sold and whilst the new owners wish to continue developing a new home on the site, it is their desire to have building of different architectural design and quality.

The Revised Scheme

- 2.7 This revised scheme in the main, relates to design. A contemporary style building is now proposed as opposed to a traditional country style manor house as previously approved in August 2023 under application ref. 223108.

- 2.8 The proposal is also for the same description of development as shown on the decision notice:

Erection of 1 no. dwelling, amendments to the internal access road, erection of a detached covered car port and associated landscaping.



Approved site location plan



Proposed site location plan

The site plans are appended hereto.

- 2.9 The proposed contemporary style dwelling house would comprise two storeys with the lower floor partially sunken into the landscape. The building would not be materially larger in height, scale or bulk from that previously approved in 2023.
- 2.10 This revised scheme retains the existing main access into the site from Wargrave Road. Amendments to the internal access road are also proposed and the car port will now sit east of the house.

Please refer to the architectural drawings of Burwell Residential and supporting information for further details of the scheme proposals.

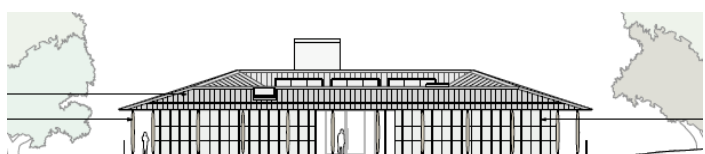
- 2.11 The amendments therefore essentially relate to a change to the style, design and choice of materials for the new dwelling; and repositioning of the car port. In all other respects the development remains unchanged.

In Summary

- 2.12 The proposal is still for the erection of 1 no. dwelling, amendments to the internal access road, erection of a detached covered car port and associated landscaping.
- 2.13 As such, the description of development would not need to be amended and it is appropriate therefore to deal with these changes as a material amendment under Section 73 of the Town and Country Planning Act (as amended) to vary Condition 2 of the planning permission granted in 2023 under application ref. 223108.
- 2.14 The new design for a replacement dwelling offers a building of high architectural quality and one of a more sustainable design/build which would produce less energy demands and carbon emissions and offers opportunities to enhance environmental and ecological interests.



Approved building



Proposed Building

3 PLANNING POLICY FRAMEWORK

2024 National Planning Policy Framework (NPPF)

- 3.1 At the heart of the revised Framework is a presumption in favour of sustainable development which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.2 The revised NPPF makes clear that the starting point for decision making is the development plan and a presumption in favour of sustainable development does not change that statutory status. Applications for development proposals that accord with an up-to-date local plan should therefore be approved without delay.
- 3.3 The NPPF recognises that the planning and development process is fundamental in achieving the creation of high-quality buildings and places in which to live and work and that good design is a key aspect of sustainable development. Para. 135 confirms that planning policies and decisions should ensure that developments are: *"visually attractive as a result of good architecture, layout and landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change"*.

Development Plan

The 2023 scheme

- 3.4 The development for which planning permission was granted in 2023 under application ref. 223108 was assessed having regard to relevant policies contained within the development plan for Wokingham (insofar as they may be up to date) which comprises a suite of documents including the Core Strategy adopted in 2010 and the adopted Managing Development Delivery Local Plan 2014 (MDD).
- 3.5 In consideration of that application, the LPA determined that the proposed development complied with the aims and objectives of the local plan and recommended the application be granted subject to conditions.

Emerging Local Plan

- 3.6 Wokingham are in the process of preparing a new Local Plan known as the Local Plan Update (LPU). The Proposed Submission Plan was submitted to the Secretary of State for independent examination in February 2025 and part I Examinations were held last November. Part II Examinations commenced in March 2026. As such, any

modifications to the draft plan have yet to come to fruition and adoption of the new LPU is thus still some way off. Draft policies within the LPU can therefore only be afforded limited weight in the consideration of this current application.

The current application and planning policy compliance

- 3.7 The proposed amendments do not fundamentally alter the development as approved and the development remains consistent with the 2023 permission in terms of description of development, location, scale and height. The difference now is the design of the new building and choice of materials.
- 3.8 The Council's Conservation Officer raised no objection to the design of the 2023 scheme and acknowledged that the proposed design is *"contemporary but with a nod to the now demolished 1860s mansion."* We note the Council's Tree Officer raised concerns at that time noting *"...the use of materials does not reflect the local vernacular of the area."*
- 3.9 The new design, the subject of this application, is also contemporary in its approach and seeks to sit more comfortably into the landscape setting. Responding to the local vernacular, the building would be constructed in traditional materials of stone and timber.
- 3.10 The replacement dwelling house would be high quality in design and architecture, responding positively to the surrounding context ensuring that the landscape character of the area would be conserved.



CGI view of proposed building

Trees and landscaping

- 3.11 This revised scheme will have no material impact on existing trees. The proposed dwelling house will be in the same location as the dwelling house approved in 2023 (223108). Whilst the carport will now sit east of the dwelling house adjacent to the

internal access road, there are no trees in the vicinity that could be impacted.

3.12 For information, tree protection measures are in place as required by Condition 12 of the (implemented) planning permission 223108.

3.13 Integral to the development is a comprehensive landscaping scheme to include extensive new tree planting. A fully detailed landscape strategy and scheme of hard and soft landscaping will be submitted to the LPA in due course. In this respect, we fully expect Condition 5 (Landscaping) of planning permission 223108 to be carried over into a new planning permission.

Sustainability

3.14 A climate change emergency has been declared and sustainability sits high on the agenda of both central and local governments. Climate change adaptation and mitigation is one of the key pillars of sustainable development.

Wokingham's Climate Change Interim Policy Statement

3.15 The Climate Change Interim Policy Position Statement dated December 2022 is a material consideration. Until the new Local Plan is adopted, this Interim Statement sets out Wokingham Borough Council's position on the issue of climate change and advises that the Climate Emergency will be a material consideration when assessing planning applications.

3.16 The principles of sustainable design and construction lay at the heart of the design concept to incorporate the use of renewable energy and low carbon technologies to contribute to mitigating the effects of climate change. By applying the energy strategy identified in the Energy Statement of Method Consulting, there will be significant energy and carbon savings in compliance therefore with the Local Plan.

Please refer to the Sustainability Statement of Method for full details.

3.17 We would expect the LPA to reimpose Condition 12 of the planning permission (223108) in respect of compliance with an Energy Statement.

Summary Conclusions

3.18 For the reasons given above, and the fact that local planning policies have not changed in the interim, it stands therefore that the revised scheme also complies with the aims and objectives of Wokingham's development plan and planning permission should be granted.

4 Other Material Planning Considerations

The Fall-Back Position

- 4.1 Even if the LPA consider the proposal does not meet the aims and objectives of the development plan, regard must be had to the fall-back position which, the Courts have held, is a material planning consideration.
- 4.2 Planning law requires that “where making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.” (our emphasis)
- 4.3 As demonstrated above, there is an implemented planning permission on this site for the construction of a replacement dwelling and associated works which creates a ‘fall-back’ scenario. The issue of ‘fall back’ has been considered extensively and the judgments of the Court and findings of appeal Inspectors carry substantial weight.
- 4.4 In *Zurich Assurance Ltd (t/a Threadneedle Property Investments) R v North Lincolnshire Council & Anor 2012* the Judge stated in paragraph 75;
- “The prospect of the fall back position does not have to be probable or even have a high chance of occurring; it has to be only more than a merely theoretical prospect. Where the possibility of the fall back position happening is “very slight indeed” or merely “an outside chance”, that is sufficient to make the position a material consideration.”*
- 4.5 More recently there have been further judgments including *Mansell v Tonbridge and Malling BC (2017) EWCA Civ 1314* wherein, again, the relevance and materiality of a ‘fall back position’ was given substantial weight.
- 4.6 In this case, as existing buildings on the site have been demolished there is every prospect that the approved development under application ref. 223108 would continue to be built out.
- 4.7 It is worth noting that the fall-back position is a material consideration as the Courts have held.
- 4.8 We consider this revised scheme is far superior in architectural design and quality and would sit more comfortably within the landscape setting than that previously approved.

The Use of Conditions

- 4.9 Acceptability of a proposal often means imposing conditions, some of which require further details to be submitted and approved by the LPA.
- 4.10 If the Council are minded to approve this application, we would expect the following conditions (attached to the 2023 permission) to be carried over into the new permission:
- 3 External lighting;
 - 5 Landscaping;
 - 6 Woodland Management;
 - 8 External materials;
 - 11 Ground and building levels;
 - 13 Parking;
 - 14 Access and construction;
 - 15 Unexpected contamination;
 - 16 Compliance with Energy Statement;
 - 17 Restriction of permitted development rights – Classes A and E.

Planning Obligations under S106 of the Act

- 4.11 We are aware that the Section 106 Agreement (4th August 2023) relating to this development to secure a Conservation Management Strategy will need to be varied in the event the Council are minded to grant planning permission for the amended scheme.
- 4.12 I can confirm my clients are willing to accept this and we trust a Deed of Variation can be dealt with during the course of the application process.

5 CONCLUSIONS

- 5.1 In summary, the proposed amendments do not fundamentally alter the development as originally approved under application ref. 223108.
- 5.2 The replacement dwelling house would be a new building of superior architectural quality responding positively to the local vernacular and wider landscape setting.
- 5.3 The principles of sustainable design and construction lay at the heart of the design concept to incorporate the use of renewable energy and low carbon technologies to contribute to mitigating the effects of climate change. The proposed development would meet the needs of the present without compromising future generations to meet their own needs.
- 5.4 This proposed development would conserve the setting of the designated heritage asset (the grade II* historic park and garden).
- 5.5 The proposal would not cause harm to neighbouring amenities and would provide a good standard of amenity for future occupants. Ecological interests are protected with appropriate mitigation and enhancement recommended. Highway safety would not be prejudiced.

The proposed development complies with the aims and objectives of the development plan and with central government advice in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

- 5.6 Accordingly, we trust that Wokingham Borough Council will determine that the application made under Section 73 of the Act can be approved.

6 APPENDICES

1. Decision notice dated 11th August 2023 (223108);
2. Site Location Plan as approved (drawing no. 20083-XX-700)
3. Site Location Plan as proposed (drawing no. 1058 PL-001 Rev PL01)