

Date: 12 June 2026
Application: 261010



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 240832**

Application Number: 261010

Applicant Name: Outland

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

Proposal: Application for submission of details to comply with the following condition of planning consent 240832 dated 06.08.2025. Condition 4 relates to external materials.

This application relates to discharge of condition 4 of planning permission 240832 dated 6 August 2024. This permission was a “*Full application for the proposed erection of a Summerhouse, walkways and private tunnel from Strowdes Estate. Following demolition of the existing summerhouse.(Re-submission of ref 180351, amendment to ref 152813)*”.

Condition 4 states:

External materials - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. In addition, details of the surface of the access track and construction details shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

The submitted documents comprise:

- Cover letter dated 10 April 2026
- Drawings PCY-LAL-RT-ZZ-SK-A-0047 & PCY-LAL-RP-ZZ-SK-A-0048 & PCY-LAL-RT-ZZ-SK-A-0049
- Materials Tracker including:

Summerhouse:

- Powder Coated Steel Profiles - Powder coated steel profiles to Engineers specification, RAL colour 8007 Fawn Brown - Summer House Structure and façade
- All glass to be laminated low iron glass Pilkington Optiwhite. Allows passive solar gain - Summer House Façade
- Timber Composite Decking - Ryno Composite Decking - Vitrified composite, Brazilian Walnut to achieve the timber decking appearance. Low slip material. - Timber raised deck & boardwalk
- Zinc Standing Seam Roofing - Rheinzink Double Standing Seam Zinc Roof in a natural and pre-weathered finish - Summer House Roofing

South Portal

- Cladding: OR Cladding (Alternative Option) : Knapped Flint Natural flint & mortar walling consisting of loose, or panelled vernacular knapped chalk flint. Locally source [Note Natural stone slips option provided is not approved]
- Tar and Chip Coated Chippings. Laid in multiple layers for durable, skid-resistant paving. Buff (Cream/Beige) coated chippings - Access track to north portal.
- NSG Pilkington Optiwhite Brochure
- Vitrified Composite Decking Board Datasheet
- Natural Flint Cladding Datasheet
- Ryno Vitrified composite decking board datasheet Version 4.25.
- RHEINZINK PRODUCT LINES Information on Materials and Processing.

Access Road:

- PC-BHS-ZZ-XX-DR-L-0201 – Wider Site access Road (Proposed)
 - Asphalt main road (finished with tar and chip surface) Laid in multiple layers for durable, skid-resistant paving. Buff (Cream/Beige) coated chippings.
 - Twin track for maintenance access - 2 lines of 500mm width type 1 MOT laid to the width of a vehicle tyres
- Project Conway Landscape specification Rev A For planning 19-03-2025 (P.15 and P.18).

Consultations have been undertaken with WBC Heritage and WBC Landscape. The submitted details are considered acceptable. Providing the development is carried out in accordance with the above details, condition 4 can be discharged in full.

Yours sincerely,
Development Management & Compliance



Authorised by: