



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr David Williams
Avison Young
St Catherines Court
Berkley Place
Clifton, Bristol
BS81BQ

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 252721
Applicant Name: Imperium Trust Company
Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU
Proposal: Application to vary conditions 2, 3, 4, 5, 7 and 8 of planning permission 213587 for the proposed erection of 1 no. detached dwelling with associated landscaping. Condition 2 refers to the approved details; 3 to archaeology; 4 to a Construction Method Statement; 5 to EV charging; 7 to CEMP: Biodiversity, and 8 to detailed landscaping, and the variation is to alter the architecture of the house.
Date of Decision: 4 September 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Application of original conditions Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission

213587, dated 15 September 2023 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

The development hereby permitted shall be begun before the expiration of three years from the date of the original permission i.e. 15 September 2026.

In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. This permission is in respect of the submitted application plans and drawings numbered:

Approved Plans – This permission is in respect of the submitted application plans and drawings numbered:

Site Context Plan PCY-PBC-ZZ-ZZ-DR-A-1001- P02B received by the Local Planning Authority on 12 August 2026

Site Location Plan 0001 PL1 October 2017

PCY-PBC-MH-00-DR-A-1010 P02B Ground Floor (Details of both hard and soft landscape works, outdoor swimming pool and any other development (including pathways) within the Main House Garden are not approved. This excludes the excavation of the sloped garden area and associated retaining structures which is approved).

PCY-PBC-MH-01-DR-A-1011 P02C First Floor received by the Local Planning Authority on 12 August 2026

PCY-PBC-MH-02-DR-A-1012 P02C Second Floor received by the Local Planning Authority on 12 August 2026

PCY-PBC-MH-RF-DR-A-1013 P02C – Roof Plan received by the Local Planning Authority on 12 August 2026

PCY-PBC-MH-B1-DR-A-1008 P03B Sub Basement

PCY-PBC-MH-B1-DR-A-1009 P05B Basement

PCY-PBC-MH-ZZ-DR-A-1015 P04B N-S Section

PCY-PBC-MH-ZZ-DR-A-1016 P04B E-W Section

PCY-PBC-MH-ZZ-DR-A-1017 P02B E-W Garden

PCY-PBC-MH-ZZ-DR-A-1020 P04B North Elevation

PCY-PBC-MH-ZZ-DR-A-1021 P04B East Elevation

PCY-PBC-MH-ZZ-DR-A-1022 P04B South Elevation

PCY-PBC-MH-ZZ-DR-A-1023 P05B West Elevation

PCY-PBC-MH-ZZ-DR-A-1030 P01B Main House - Detail Elevation

PCY-PBC-ZZ -ZZ-DR-A-1002 P02B General Plan received by the Local Planning Authority on 12 August 2026

Unless specified above, all plans were received by the Local Planning Authority on 15/6/2026

The development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area and to protect the Grade II Registered Park and Gardens*

3. The development shall be carried out in full accordance with the approved Written Scheme of Investigation (WSI) titled Scheme of Archaeological Works Project Conway Phase 2 V2 dated January 2026, prepared by APS Archaeological Project Services and received by the Local Planning Authority on 20 February 2026.

No development (including demolition and groundworks) shall take place other than in accordance with the phased programme of archaeological work set out in the approved WSI.

The development shall not be occupied until the site investigation and post investigation assessment have been completed in accordance with the approved WSI, and provision has been made for the analysis, publication and dissemination of results and for archive deposition.

Details of the site investigation and post investigation assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

Reason: To prevent increased risk of surface water runoff.

4. The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

Reason: To ensure that the proposal is in accordance with ODPM circular 2006/05 guidance on protected species and local plan policies CP7 and TB23.

5. The Development hereby approved shall take place in strict accordance with the Construction Method Statement approved in writing by the Local Planning Authority on 25 November 2025 in respect of discharge of condition application reference 250918.

Reason: In the interests of visual amenity and to protect the Grade II Registered Park and Gardens*

6. The development hereby approved shall take place in strict accordance with the Electric Vehicle Charging Strategy and Plans approved in writing by the Local Planning Authority on 15 December 2025 in respect of discharge of condition application reference 252086.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy Core Strategy Policies CP1 and CP3.

8. Before the development is commenced above slab level, full details of a drainage system for the site shall have been submitted to and approved in writing by the LPA. The details shall include:

A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.

Details of the package treatment proposed and confirmation from the Environment Agency regarding the environmental permit.

Reason: In the interests of the amenities of the area.

9. The development hereby approved shall take place in strict accordance with the Revised Construction Management Plan Beau Bespoke 21.07.25 P.05 and Revised Project Conway Construction Environmental Management Plan (Biodiversity) dated

20 November 2025 P04 approved in writing by the Local Planning Authority on 25 November 2025 in respect of discharge of condition application reference 250918.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

10. The development hereby approved shall take place in strict accordance with the plans approved in writing by the Local Planning Authority on 3 November 2025 in respect of discharge of condition application reference 252086 namely:

Revised Plan 0600 Fence/Gate/Deer Grid received 4 November 2025 • Revised Plan 0401 Rev C Planting/haha received 4 November 2025 Revised

Plan 0400 Rev C Trees/hedges received 4 November 2025 • Revised plan 0301 Amphitheatre received 4 November 2025 • Revised Plan 0300 Rev B Lake section received 4 November 2025 • Revised Plan 0201 Rev B Roads received 4 November 2025 • Revised plan 0200 Rev B fencing Gate deer received 4 November 2025 • Revised Landscape Specification received 4 November 2025 • Revised Summary Report Landscaping received 4 November

2025 • Main House EV Charger Strategy received 2 September 2025.

Aside from the excavation of the sloped garden area and associated retaining structures, full details of both hard (including pathways) and soft landscape works within the Main House Garden (red line area) are to be submitted to and approved in writing by the local planning authority prior to installation. The works shall be carried in accordance with the approved details prior to occupation of the dwelling or accordance with a timetable approved in writing by the local planning authority.

Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy Policies CP1 and CP3 and managing development delivery Local Plan CC06.

11. No development or other operations shall take place except in complete accordance with the Revised Tree Protection Scheme by Fulford Dobson Associates Ltd and dated 17th November 2022 (hereinafter referred to as the Approved Scheme), unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt, as there is lack of adequate detail on the plans received.

12. Before the relevant materials is installed, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy

13. Prior to the installation of any external lighting, details of a lighting scheme shall be submitted to and approved in writing by the local Planning Authority. The submitted details shall include measures to minimise sky glow and light spillage to

neighbouring properties. Such details as may be approved shall be implemented in full before the first use of the development and shall be retained as such thereafter
Reason: To ensure that excavated material arising from the basement excavation is managed and removed in a controlled manner and does not result in the deposition of spoil, alteration of ground levels, or creation of artificial landforms which do not benefit from planning permission and/or would cause harm to the character, appearance and historic landscape significance of the Grade II Registered Park and Garden, having regard to the sensitivity of the site and the impacts of the development as varied.

14. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To ensure that risks from ground gases and land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

15. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National holidays.

16. Prior to commencement of the tunnel, full details, including section drawings, shall be submitted to and approved in writing by the local planning authority. The tunnel shall be implemented as approved.

17. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

18. No excavation works associated with the basement and sloping garden hereby permitted shall commence until an Excavated Material Management Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority.

The EMMP shall include:

- a) The estimated volume and type of material to be excavated;
- b) Details of the method of excavation and handling of spoil;
- c) The destination(s) for all excavated material
- d) details of any temporary on site storage and duration;
- e) Details of haulage routes, vehicle numbers and timing of movements;
- f) Measures to prevent unauthorised deposition, re profiling or the creation of artificial landforms; and
- g) A timetable for the removal of all excavated material from the site.

The development shall thereafter be carried out strictly in accordance with the approved EMMP.

All excavated material shall be removed from the site in accordance with the approved timetable and no alteration of ground levels shall take place other than those expressly shown on the approved plans

19. Prior to the excavations works for the construction of the basement, the developer shall submit a scheme for radon protection measures in accordance with Building Regulations Approved Document C. The development shall be carried out in accordance with the approved scheme, and post-construction testing shall be undertaken to verify radon levels are below the national action level. Evidence of compliance shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwelling

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section

73A is subsequently required, there may be CIL liability implications.

The scope of any

retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that

are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting

if the relevant building is not on the land on the day that the permission is granted.

3. This permission should be read in conjunction with the legal agreement

under section 106 of the Town and Country Planning Act dated 15 September 2023,

the obligations in which relate to this development.

4. Notwithstanding the submitted drawings this permission authorises residential development only within the residential curtilage and garden of the dwellinghouse i.e. the red line application site shown on drawing Site Location Plan 0001 PL1 October 2017. Any residential development outside the red line will require planning permission for a change of use of parkland to a residential use.

5. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant.

6. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

7. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

8. The applicant's attention is drawn to the fact that this Section 73 permission constitutes a separate planning permission with its own conditions. Any lawful commencement of planning permission ref. 213587 does not discharge, satisfy or remove the need to comply with the conditions attached to this permission. In particular, conditions requiring the approval of spoil management and radon mitigation details prohibit the commencement of the relevant excavation works associated with the basement and sloping garden until the required details have been submitted to and approved in writing by the Local Planning Authority. The applicant is advised to ensure that all such conditions are discharged at the appropriate stage and prior to undertaking the relevant works authorised by this permission. Failure to comply with these requirements may render works unauthorised and liable to enforcement action.

Signed



Justin Turvey

Head of Development Management - Place & Growth

Date: 4 September 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. If necessary, contact National Gas Transmission for high pressure gas pipelines on box.assetprotection@nationalgas.com or 0800 970 7000.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity](#)

[Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).