

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252721
Site Address:	Strowdes Estate, Culham Lane, Remenham, RG10 8NU
Expiry Date:	14 August 2026
Site Visit Date:	None undertaken
Proposal: Application to vary conditions 2, 3, 4, 5, 7 and 8 of planning consent 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.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM10 - Flood Risk

	DM14 - Ancillary development DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS6 – Development in the Green Belt FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH5 – The historic environment DH6 – Archaeology HC10 – Odor, fumes and dust
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2008/1353	Outline application for the demolition of 8 dwellings and erection of 5 new dwellings. Change of use of 3 dwellings to form 2 boathouses and guest accommodation. Conversion of 2 dwellings to form 1 dwelling. Alterations to the barns and the bungalow to form a single residential unit plus alterations and extensions to existing buildings.	Approved 09.12.2008
RM/2010/1237	Erection of one dwelling (Conway Park House)	Approved 04.08.2010
RM/2011/2274	Erection of one dwelling (Bell House)	Approved 20.12.2011
153077	Erection of 3no estate buildings to serve as estate management, security offices and stores with associated parking and alterations to access (Hatchgate and Kentons, ancillary to Strowdes) S106 agreement for 173097 revoked this permission	Approved 16.12.2016
152499	Erection of 4no single storey staff residential units, together with a machinery shed / parking and associated estate management store / office, at Bell House, ancillary to Strowdes S106 for 173097 subsequently required that this only be occupied by staff employed on site	Approved 06.12.2016
160131	Erection of one dwelling (Strowdes) S106 agreement for 173097 revoked this permission	Approved 05.07.2016

173097	Erection of one dwelling (Strowdes) S106 required permissions 173098 and 173100 to be ancillary to 173097 and not sold off or disposed of separately to this dwelling	Approved 13.04.2018 Permission expired
173098	Erection of gatehouse with associated parking ancillary to Strowdes	Approved 13.04.2018 Permission expired
173100	Erection of estate management buildings including gardeners' accommodation and underground tunnel linking the estate buildings, ancillary to the main house on Strowdes estate	Approved 13.04.2018 Permission expired
213587	Proposed erection of 1no. detached dwelling with associated landscaping	Approved 15.09.2023
213588	Erection of a gatehouse ancillary to Strowdes	Approved 15.09.2023
213610	Erection of two-storey estate management buildings including gardeners accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Strowdes estate, following demolition of 3No dwellings, 1No pool house, garages and outhouses, stables and hay barn	Approved 15.09.2023
250768	Application for submission of details to comply with the following conditions of planning approval dated 15.09.2023. Condition 5 relates to electric vehicle charging, 8 to detailed landscaping, 14 to tunnel details.	Split Decision 20.08.2025
250769	Application for submission of details to comply with the following conditions of planning approval 213610 dated 15.09.2023. Condition 8 relates to detailed landscaping, 10 to tunnel details.	Refused 20.08.2025
250770	Application for submission of details to comply with the following conditions of planning approval 213588 dated 15.09.2023. Condition 4 relates to landscaping.	Refused 20.08.2025
250782	Application for submission of details to comply with the following conditions of planning approval 240832 dated 06.08.2024. Condition 5 relates to dust, 6 to landscaping.	Approved 20.08.2025
250783	Application for submission of details to comply with the following conditions of planning approval 240847 dated 13.09.2024. Condition 5 relates to ground and building levels, 6 to works to garden wall.	Refused 08.08.2025
250919	Application for submission of details to comply with the following condition of planning consent 240847 dated 13/09/2024. Condition 3.	Pending Consideration

	Visibility Splays. 4. Construction Method Statement. 7. Protection of Trees.	
250918	Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Method Statement. 7. CEMP (Biodiversity)	Approved 25 November 2025
250920	Application for submission of details to comply with the following condition of planning consent 213588 dated 15/09/2023. Condition 3. Archaeology.	Approved 08.08.2025
250947	Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Environmental Management Plan. 6. CEMP (Biodiversity). 7. Protection of Trees. 9. Site Lines.	Refused 19.01.2026
251563	Application for submission of details to comply with the following condition of planning consent 240832 dated 2/4/2024. Condition 4 relates to external materials.	Refused 18.08.2025
252086	Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 5. Electric Vehicle Charging. 8. Detailed Landscaping	Approved 15.12.2025
251666	Application to vary condition 2 of planning consent 213587 for the proposed erection of 1 no. detached dwelling with associated landscaping. Condition 2 refers to Approved Details and the variation is to update the plans.	Approved 1 April 2026
251563	Application for submission of details to comply with the following condition of planning consent 240832 dated 2/4/2024. Condition 4 relates to external materials.	Approved 18.08.2025
252086	Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 5. Electric Vehicle Charging. 8. Detailed Landscaping	Approved 15.12.2025
252489	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.	Approved 30.6.2026
253132	Application to vary conditions 2, 3, 4, 6, 8 and 10 of planning consent 213610 for the erection of a 2 storey Estate management buildings including gardeners	Pending Consideration

	accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Strowdes estate, following demolition of 3No dwellings, 1No pool house, garages and outhouses, stables and hay barn. Condition 2 refers to the approved details; 3 to archaeology; 4 to a Construction Environmental Management Plan (CEMP); 6 to CEMP: Biodiversity; 8 to detailed landscaping and 10 to tunnel details, the variation is to propose a re-siting of the central and eastern buildings and to refine the architecture together with an update to the Estate-wide Landscape Masterplan, and to amend the wording of the specified conditions accordingly.	
261010	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.	Approved 8 July 2026
261247	Application for submission of details to comply with Conditions 8 (Detailed Landscaping) and 10 (Tunnel Details) of planning permission 213610 dated 15 September 2023 for the erection of a two-storey estate management building including gardeners' accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Strowdes Estate.	Pending consideration
260738	Full application for the installation of a temporary prefabricated construction site office and gravel parking area for a period of three years. (Retrospective)	Pending consideration
261579	Application for submission of details to comply with the following condition of planning consent 252489 dated 01.07.2026. Condition 6 relates to drainage details, 14 to tunnel details, 16 to excavated material management plan, 17 to radon protection measures.	Pending consideration
261568	Full application for the proposed erection of 3no. single storey staff residential units, together with ancillary structures, landscaping and access.	Pending consideration
261743	Application to vary conditions 2 and 9 of planning consent 240832 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 2 refers to the approved details and condition 9 to protection of trees, and the variation is to make changes to the design of the tunnel portal structures and landscape treatments, together with an adjustment to the Pavilion to reflect updated flood levels.	Pending consideration

261707	Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 7 Protection of Trees. Condition 9 Visibility Splays.	Pending consideration
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CONSULTATION RESPONSES

Internal

WBC Environmental Health – Environmental Health raises no objection to the proposed Section 73 variations.

WBC Drainage – No objection/comments to make.

WBC Highways – The previous comments of 251666 and 252489 will remain relevant. The Construction Management Plan (P05) has been submitted under 250918 and the same document is being resubmitted. The Highways have no objection to recommend discharging Condition 4. A EVC Strategy has been submitted in accordance with the planning decision of 250768. Two additional EVCPs have been proposed (total 4 no. of EVCP). The Highways have no objection to the proposed positions and specifications of EVCP. This will subject to further authorisation via Building Control.

WBC Economic Prosperity & Place (Community Infrastructure) – No comments received.

WBC Landscape and Trees – Consultaiton relates to the changes to the revised masterplan which has now been withdrawn from this application. On this basis, there are no objections from T&L.

WBC Built Heritage Officer - The Built Heritage Officer has no objection with respect to the amendments being sought to the main dwelling.

WBC CIL – CIL Liable

WBC Ecology – Consultation relates to the changes to the revised masterplan which has now been withdrawn from this application. On this basis, there are no objections from T&L.

WBC Cleaner and Greener – No comments received

External

Historic England – No comments to make

Berkshire Archaeology – Further archaeological mitigation is now required

Berkshire Gardens Trust – Welcome the reduction in the size of the main house and the removal of formal features that previously extended northwards into the parkland. They consider that the revised basement and alterations to the house design would not increase the impact on the historic park compared with the approved scheme. They also acknowledge that a modest formal garden next to the house would be consistent

with the character of estate houses within the park, noting that even at Park Place such gardens remain limited so that the historic parkland character continues to dominate.

Thames Water: No comments to make

REPRESENTATIONS

Wargrave Parish Council	No objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Procedural Matters:

It is understood that planning permission 213587 has been lawfully commenced and therefore remains extant notwithstanding the imminent expiry of its implementation period. Confirmation has been sought regarding the works undertaken to date and the material operation relied upon to demonstrate lawful commencement, as this is relevant to the practical implementation of the development now proposed.

Whilst the current application seeks permission under Section 73 and would result in a separate planning permission with its own suite of conditions, a number of those conditions will remain undischarged at the time the decision is issued. The lawful commencement of the original planning permission does not automatically satisfy or override the requirements of conditions imposed on any subsequent Section 73 permission. In this regard, conditions relating to spoil management and radon protection are not framed as pre-commencement conditions preventing implementation of the development as a whole.

However, they do expressly prohibit the commencement of excavation works associated with the basement and sloping garden until the required details have first been submitted to and approved by the Local Planning Authority. Given that the basement and associated excavation works form an integral component of the amended scheme, and are likely to be required before any substantive progress can be made on the development authorised by this permission, it is not apparent how the amended scheme could be implemented in practice without first discharging those conditions. It is also noted that planning permission 213587 is due to expire on 15 September 2026, approximately 12 days from the date of this decision. Whilst officers understand that the permission has been lawfully commenced and therefore remains extant, the proximity of the implementation deadline further highlights the importance of clearly establishing the status of the development and the relationship between the extant permission and the amended scheme now proposed.

Nevertheless, officers are satisfied that the application is not retrospective in nature. The amendments proposed relate principally to the basement, sunken garden and architectural changes above ground level, and the information available indicates that development has not progressed to a stage where those elements have been carried out.

The proposed amendments can therefore be assessed on their planning merits as part of the current Section 73 application.

Proposal:

The application proposal is for the erection of 1no. detached dwelling with associated landscaping (ref: 213587).

This Section 73 application seeks to amend condition 2 which specifies the approved plans to which the development must be built in accordance. Revised drawings were received on 15.6.2026 are under consideration in the report. On 6 August 2026 the landscape masterplan was removed from the scheme and thus has been removed from the description of development this also affects the revision numbers of some drawings to be considered i.e. reverting to a previous revision where applicable.

The application proposal is for alterations to the design of the main dwelling. The changes comprise:

- Increase in footprint and massing of the main building
 - Increase in width of the principal 2-storey element by approximately 2.4m (1.2m either side)
 - Increase in length of the principal element (circa 3.5m overall)
 - Increase in footprint of the upper floor element (circa 2.5m in length)
 - Overall increase in above-ground massing to facilitate revised internal layout and wall thickness
- Amendments to height and form of building elements
 - Reduction in height of northern wings (approximately 1.1m)
 - Reduction in length of northern wings (approximately 4.6m)
 - Reduction in parapet/shoulder height of the main element (approximately 0.5m)
 - Revised upper floor design including use of glazing and reflective materials in place of solid stone
- Design and elevational changes
 - Amendments to façade detailing including fenestration articulation and more contemporary detailing
 - Introduction of additional glazing of wing structures
 - Removal of courtyard walls
 - Changes to fenestration detailing including revised window proportions, dimensions and surround treatments
 - Updated elevational and sectional drawings to reflect the revised built form and structural arrangement
- Basement and sub-basement changes
 - Rationalisation of basement accommodation to a predominantly single level, including increase in footprint and reduction in depth
 - Removal of part of the previously approved sub-basement structure
 - Extension of the structural box beneath the pool pit
 - Reconfiguration of internal basement layout including plant, parking and leisure space
 - Provision of an escape stair linking the basement to the ramped access
 - Widening of ramped access to the basement
- Curtilage and garden changes

- Introduction of a sloping/sunken garden to the west of the dwelling to provide light to basement areas
- Reduction in extent of hard landscaping and introduction of a softer, more naturalistic garden design
- Reorientation of the main private garden to the western side of the dwelling
- Simplification of pergola structures associated with the wings
- Simplification and rationalisation of ground level steps and terrace arrangements
- Alteration to vehicular access ramps

The application includes changes to the basement and alterations to form a sunken garden which have been considered under Section 73 application 252489. The assessment of these elements is therefore not repeated within this report as it was previously deemed acceptable.

The main change is the appearance of the building above ground level.

Other proposed changes are to conditions 3, 4, 5, 7 and 8 to amend all these conditions so that they are no longer pre-commencement conditions but re-worded to either reflect details that have already been submitted under approved discharge of conditions applications 250918 (3, 4 and 7) and 252086 (5 and 8).

3. Archaeology - No development, including any demolition or ground works, shall take place until the applicant or their agents or successors in title have secured the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

4. Construction Method Statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: a) details of construction access b) details of the haul routes to be used to access the development; c) the parking of vehicles of site operatives and visitors, d) loading and unloading of plant and materials, e) storage of plant and materials used in constructing the development, f) details of turning area for delivery and construction vehicles, g) details of measures to prevent mud from vehicles leaving the site during construction; h) appointment of a Construction Liaison Officer and appropriate monitoring and review mechanisms. Reason: In the interests of the amenities of the area

5. Electric Vehicle Charging - Prior to commencement of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, the location and installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

7. CEMP: Biodiversity - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in

writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

8. Detailed Landscaping - No development shall take place until full details of both hard and soft landscape works (in accordance with the Landscape Masterplan 051_1101) have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate: a) scheme drawings b) proposed levels, contours and mounding including construction of Ha- Ha and amphitheatre c) profiles and construction details of ponds and lakes d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls f) hard landscaping materials including samples g) minor artefacts and structures including specifications for the product and installation. h) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability i) measures required for ecological mitigation and biodiversity net gain. j) Profile and construction details of pool and watercourse

The initial submission included wholesale changes to the landscape masterplan, these have subsequently been removed from the proposal and the landscape masterplan approved under 213587 will remain unchanged as a result of this proposal.

Section 73 of the TCPA:

A Section 73 application allows for the variation or removal of conditions attached to a previously approved planning permission. The scope of assessment is limited to the condition(s) subject to amendment, and the local planning authority may only consider the proposed changes and their planning implications. The original permission remains valid, and a new decision notice is issued setting out all relevant conditions, including any varied by this application.

However, as a Section 73 application results in the issue of a new planning permission, all material planning considerations must be taken into account. While the principle of development is generally established by the original permission and remains unchanged, other matters—such as design, amenity, highways, and landscaping—should be assessed in the context of the proposed amendments.

The original permission was for the erection of 1 no. detached dwelling with associated landscaping. The main change is the design and appearance of the dwelling alongside basement alterations and significant engineering works to create a terraced garden, which were not specifically referenced in the original application description. However, these works are considered ancillary to the dwelling and landscaping scheme and are within the residential curtilage of the proposed dwelling. They do not alter the approved use or character of the residential development, but rather facilitate the approved landscaping within the site.

The application principally relates to changes to the design, appearance and layout of the approved dwelling, together with alterations to the basement structure and associated engineering operations, including the formation of a sunken/terraced garden within the residential curtilage. These works are considered to be ancillary to, and integrally linked with, the approved residential development and do not alter the use or overall character of the scheme.

The approved planning permission ref. 213587 authorises the erection of a dwelling together with associated landscaping, with the extent and nature of those landscaping works defined by the approved plans, including the Landscape Masterplan. That masterplan establishes a comprehensive estate-wide landscape framework incorporating landform modification, planting, access tracks and substantial water features, including ponds and lakes.

Whilst the red line plan for the main house defines the immediate development parcel, the approved plans clearly demonstrate that the permission extends to wider landscaping works across the estate. The proposed lake therefore does not constitute a separate or standalone form of development requiring independent planning permission, but rather forms part of the authorised “associated landscaping” secured by the extant consent.

The current application does not introduce new forms of development but seeks to amend the configuration, scale and design of features already accepted through the extant permission. In this respect, the principle of significant landscape intervention within the estate has already been established and is not revisited.

On this basis, the development can reasonably be regarded as part and parcel of the original development, and therefore fall within the scope of the Section 73 application. The proposed works are consistent with the approved scheme.

Site Description:

The application site comprises approximately 2.4 ha of residential land and 10.6 ha of parkland. It lies within open Countryside within a Grade II* Registered Park and Garden (“RPG”) listed by Historic England as “Park Place and Templecombe”. It also lies within the Metropolitan Green Belt. The northern part of the site is predominantly level; the southern half falls steeply down towards the river. The overall site is bounded by Culham Lane, Kentons Lane, Wargrave Road, the River Thames and, along the western boundary, by other tree-lined Estates within the RPG.

Background:

There was an original masterplan for restoration of the Registered Park and Gardens comprising O/2008/1353 for:

Outline application for the demolition of 8 dwellings and erection of 5 new dwellings. Change of use of 3 dwellings to form 2 boathouses and guest accommodation. Conversion of 2 dwellings to form 1 dwelling. Alterations to the barns and the bungalow to form a single residential unit plus alterations and extensions to existing buildings.

There were significant very special circumstances to allow this development:

1. Restoration of main house (listed building)
2. Restore landscape setting of registered park and garden
3. Remove harmful buildings and hardstanding.
4. To remove major traffic generating issues in the Countryside
5. To safeguard long term management of the overall estate
6. Demolish 8 houses but construct 5 new ones

This application agreed principles of development across the park offsetting the volume against the demolition of various buildings across the site and seeking to restore the landscape. These benefits are now seen, the masterplan has been achieved and the overall estate restored. These circumstances cannot be re-used for other development. Similarly, volumes etc. cannot be re-used for other applications. However, the local authority has recently carried out a review of the volumes remaining on across the wider Park Place estate, however, each new application must be assessed on its own merits.

With each application made on the whole of the Park Place Estate (that within the original O/2008/1353 area information must be provided demonstrating the volumes proposed against any traded off volumes and overall volumes available. This approach has been accepted in previous applications and is an appropriate means of restoring the Estate and Registered Park and Garden whilst improving the built form within the Green Belt.

The above being said, while the traded volumes hold weight in the planning balance, the overall justification for the re-development of the Park and Garden was to provide an overall public benefit in terms of the designated heritage assets and openness of the Green Belt (through the signing of a maintenance plan and through removal of volumes). The outline permission was granted over 10 years ago and the improvement of the estate has been largely achieved. The traded volume is therefore not the sole consideration.

It is noted that there have been significant policy changes since 2008 including the introduction of the NPPF and the current Wokingham Borough Council Local Plan. Notwithstanding this, the 2008 application remains a material consideration and its weight is assessed accordingly.

The Stowdes Estate:

Since the 2008 permission, these objectives were implemented culminating in consent for a replacement mansion—initially known as Conway, now Strowdes (2017) —on the remaining estate, reflecting the historic concept of “an estate within an estate.” The other replacement dwelling exists at Templecombe, approved in 2023 to replace the 1960s Temple Combe House. Additional land has also been acquired and incorporated into the estate since 2008, with development continuing under the agreed IEMP.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The principle of a replacement dwelling at the site has already been established through extant planning permission ref. 213587 and subsequently varied under permission ref. 251666. This Section 73 application therefore relates only to the acceptability of the amended plans and revised conditions, rather than the principle of residential development on the site.

In this case, the principle of a replacement dwelling has already been established under extant permissions ref. 213587, 251666 252489 and is therefore not for reconsideration under this application. The assessment is limited to whether the proposed amendments would give rise to any additional harm to the openness of the Green Belt or conflict with its purposes when compared to the approved schemes.

Policy CP12 of the Core Strategy seeks to protect the openness and permanence of the Green Belt, reflecting national policy in the NPPF, which identifies openness and the purposes of including land within the Green Belt as essential characteristics. Development is inappropriate unless it fall within one of the categories in policy GB7. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, unless it falls within a category of development that is not regarded as inappropriate.

In visual terms, the development would appear substantially as previously approved, and while there is a measurable increase in built volume, this does not translate into a meaningful change in the perception of openness when considered spatially and visually. The amended scheme is therefore considered to preserve the openness of the Green Belt and would not conflict with the purposes of including land within it, in accordance with Policy CP12 of the Core Strategy and the NPPF.

The NPPF26 is a new version to that under which 213587 was considered. The NPPF26 was published after the extant permissions were granted and introduces a revised policy structure, including new decision-making policies relating to Green Belt development.

Policy GB7 identifies categories of development that are not inappropriate in the Green Belt, including GB7(b) The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces. This is effectively the same test for replacement buildings as paragraph 154(d) in the NPPF24 under which the original permission was assessed.

Policy S5 for development outside settlements is also of relevance to the principle of development in this location. It states that, only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. S5(c) states that the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces.

Policy GB7(b) of the NPPF26 permits the replacement of existing buildings within the Green Belt provided they are for the same use and are not materially larger than the building they replace. Policy S5(c) similarly supports replacement buildings outside settlements, provided they are for the same use and are not disproportionately larger than the building they replace. Whilst the wording differs, both policies seek to control the scale of replacement development and prevent unjustified increases in built form within the countryside and Green Belt. The replacement dwelling at the site has previously been assessed and accepted against the equivalent policy tests contained within the earlier NPPF24.

The current application does not seek to revisit the principle of the replacement dwelling but proposes amendments to a scheme that already benefits from extant planning permission. Having regard to the approved fallback position, the amendments would not result in any material increase in the effect of the development on openness, nor would they give rise to a replacement dwelling that could reasonably be regarded as materially or disproportionately larger than that already approved. The proposal is therefore consistent with the objectives of Policies GB7(b) and S5(c) of the NPPF26.

In considering the proposed amendments against the NPPF26, regard has been had to whether the changes would materially affect the openness of the Green Belt or undermine the basis upon which the extant permissions were granted.

The application site benefits from an established planning history, including extant permissions for a replacement dwelling, and the principle of a replacement dwelling at this location has already been accepted

The proposal continues to constitute the replacement of an existing dwelling and, for the reasons set out below, would not result in a disproportionate increase in the size of

the replacement building over and above that previously approved. The development would therefore remain within a category of development identified by national policy as not inappropriate in the Green Belt. Furthermore, the modest increase in volume proposed would not result in any material additional harm to openness or conflict with the purposes of including land within the Green Belt. Accordingly, the proposal remains consistent with Policy CP12 of the Core Strategy and the policies contained within the NPPF26.

Traded Volumes:

The proposed changes to the landscaping and engineering operations to form the garden do not affect the volumes.

The volume changes relating to the basement have been assessed under the previous application reference 252489. The overall massing increase of the house when compared to the approved proposal for the above ground changes is set out in the Planning Statement as 1,600cubic metres (12% increase). In this application, there is a 2% increase over and above that approved under 252489 i.e. a total of 14% over and above 213587.

The Officer report for 213587 makes clear that the acceptability of development within the Green Belt and Registered Park and Garden was reliant on achieving an overall reduction in built form across the Estate, with the approved scheme resulting in a significant net decrease in volume when compared to this permission. Against that established position, the current increase in volume sits at the upper limit of what could reasonably be supported without undermining the overall strategy. Whilst the uplift in isolation does not materially conflict with the principle of development within the approved scheme, it is noted that this application forms part of a wider suite of proposals across the Estate.

It is noted that the changes to this application are part of suite of applications across the Estate and changes will follow to the Estate Management Building, staff accommodation, gatehouse and summerhouse. The overall volumes will need to be considered throughout the determination process of each application. In this context, it is considered reasonable and necessary that any additional volume introduced through the current proposals should be offset by reductions elsewhere within the Estate as those applications come forward, to ensure that the overarching strategy of restraining built form and maintaining the agreed balance of development across the site is preserved so as not to undermine the planning balance which underpinned the original permissions for an Estate dwelling in this location.

The current proposal must be considered against the approved fallback position represented by permissions 213587, 251666 and 252489. Having regard to the limited increase in volume and the absence of any material additional impact on openness or the purposes of the Green Belt, the proposal remains consistent with Policy GB7 of the NPPF26 and Policy CP12 of the Core Strategy. Whilst the volumetric changes attract some weight in the assessment, they do not alter the overall conclusion that the development would remain acceptable in Green Belt terms. In this case, the established reduction in built volume across the Estate formed a key component of the Very Special Circumstances necessary to justify the original development. Against that

position, the current uplift in volume sits at the upper limit of what could be supported without eroding that carefully balanced justification.

However, it is clear that repeated or incremental increases through successive Section 73 applications would risk eroding the fundamental basis of the original permission. Such an outcome would ultimately undermine the agreed strategy of overall volume reduction across the Estate and would, in turn, conflict with the Very Special Circumstances relied upon to justify development within the Green Belt. Accordingly, whilst this individual increase is not in itself unacceptable, any further intensification through cumulative amendments would not be supported as it would be contrary to the very special circumstances to allow this inappropriate development within the Green Belt. Furthermore the Stowdes Estate is not the only Estate on relying on this volumetric increase and the wider Park Place Registered Park and Gardens must be considered.

Minerals & Waste:

The Central and Eastern Berkshire Joint Minerals and Waste Plan (hereafter 'Joint Plan') identifies site allocations and extensions to provide a future supply of sand and gravel extraction. However, despite these allocations, there remains a shortfall of supply during the plan period. The policy response to address the shortfall is the identification of a 'Minerals Safeguarding area' (MSA), where Policy M2 of the plan applies, and also an 'Area of Search' where policy M4 applies. This approach is to demonstrate the potential for, in effect, windfall provision within the Plan area.

The site is not located within both an MSA and 'Area of Search'. Additionally, the site is within the Green Belt where mineral extraction is only permitted where it is not inappropriate development (DM6) and proposal that would cause substantial harm to, or loss of, designated heritage asset may provide clear and convincing justification why the harm is acceptable on the basis of achieving substantial public benefits (DM7)¹.

Emerging Local Plan

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025 (Regulation 22 stage). Two independent Inspectors were appointed, with Part 1 examination hearings held in November 2025. It was then confirmed by the Inspectors that the examination could progress to Part 2 hearings, which commenced in March 2026 (Regulation 24 stage), and the post hearing letter has been received confirming that the plan could be made sound subject to main modifications.

DM4 states local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

¹ These are references to the Central and Eastern Berkshire Joint Minerals and Waste Plan Policies not NPPF26 policies

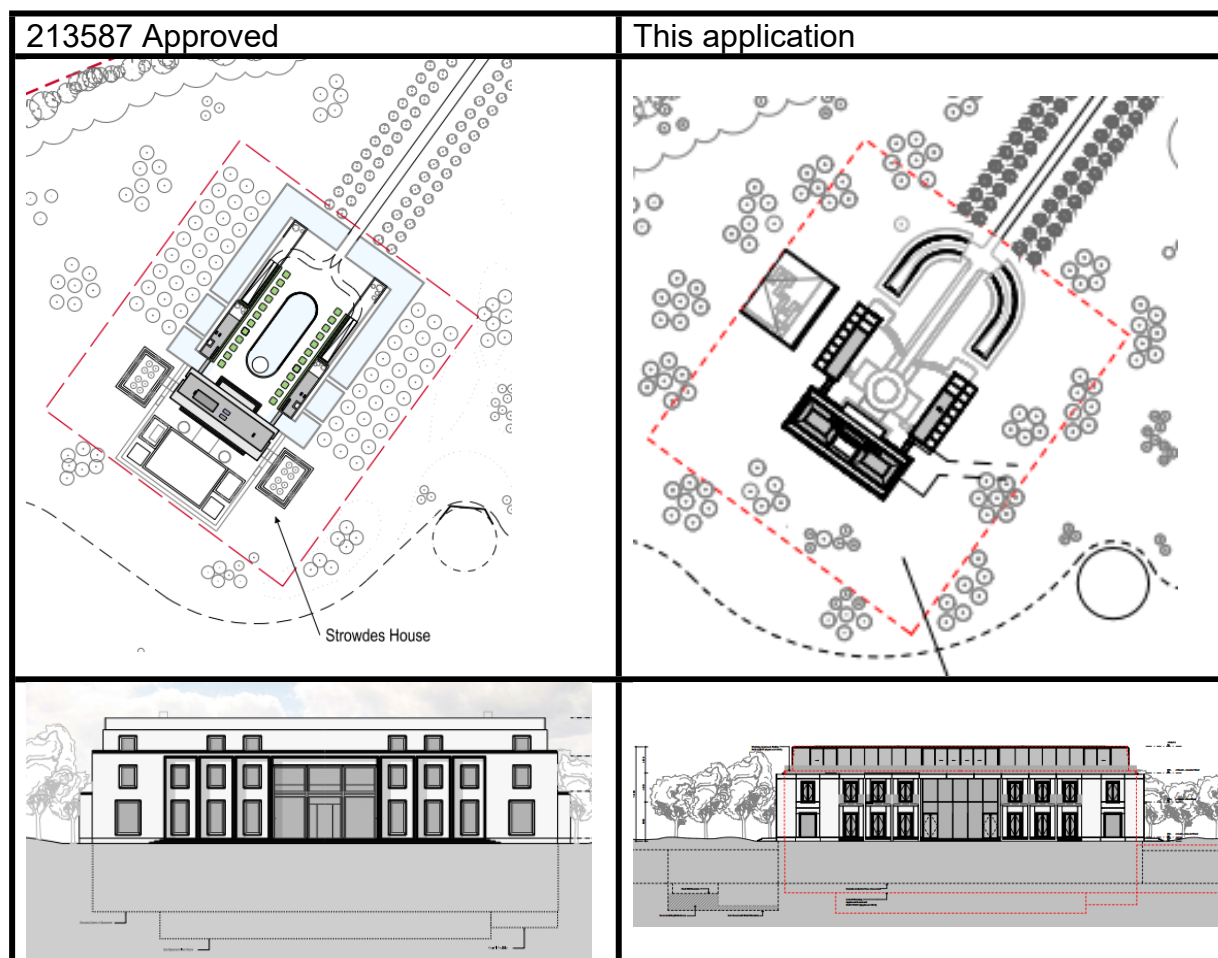
b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

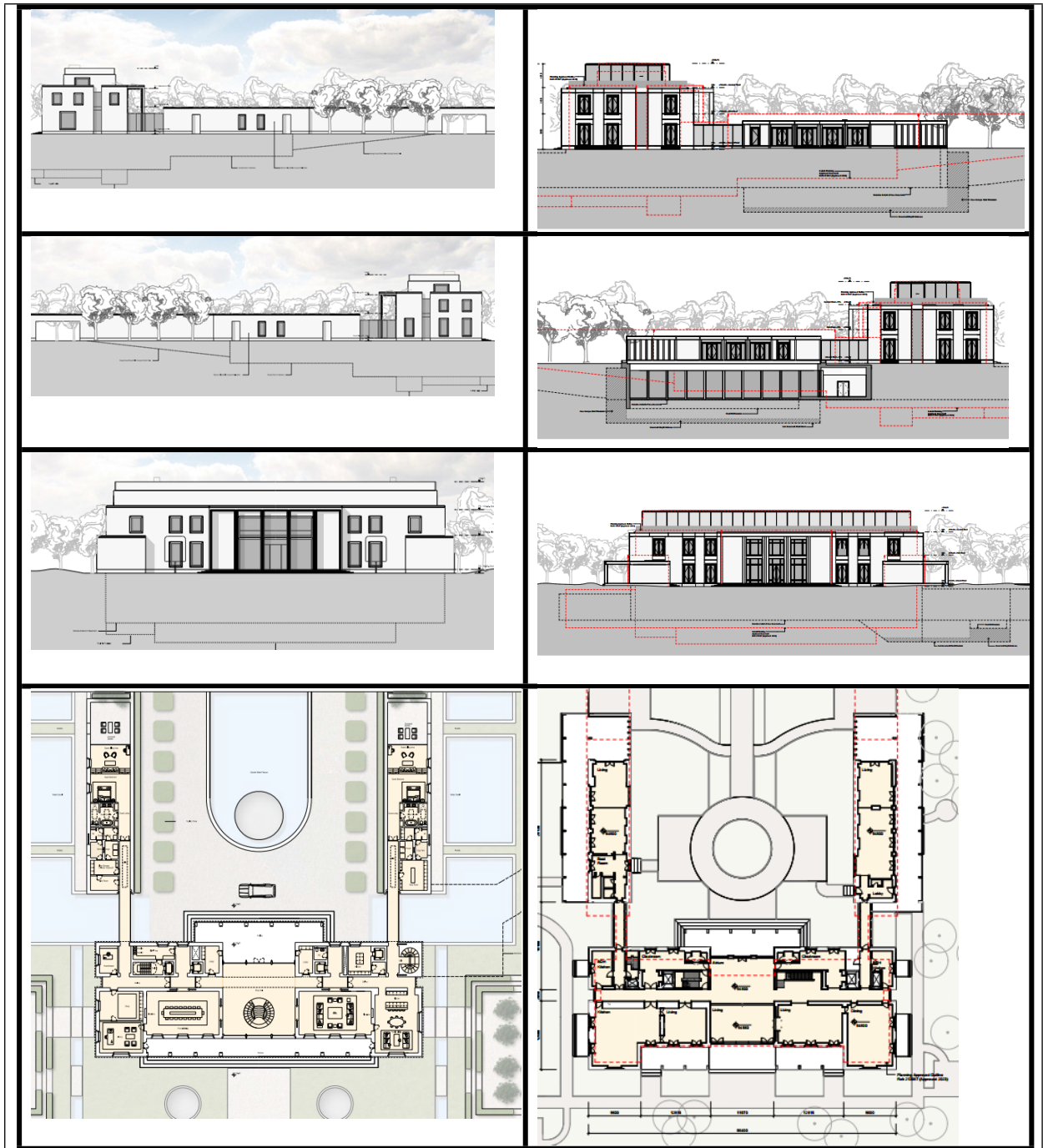
c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

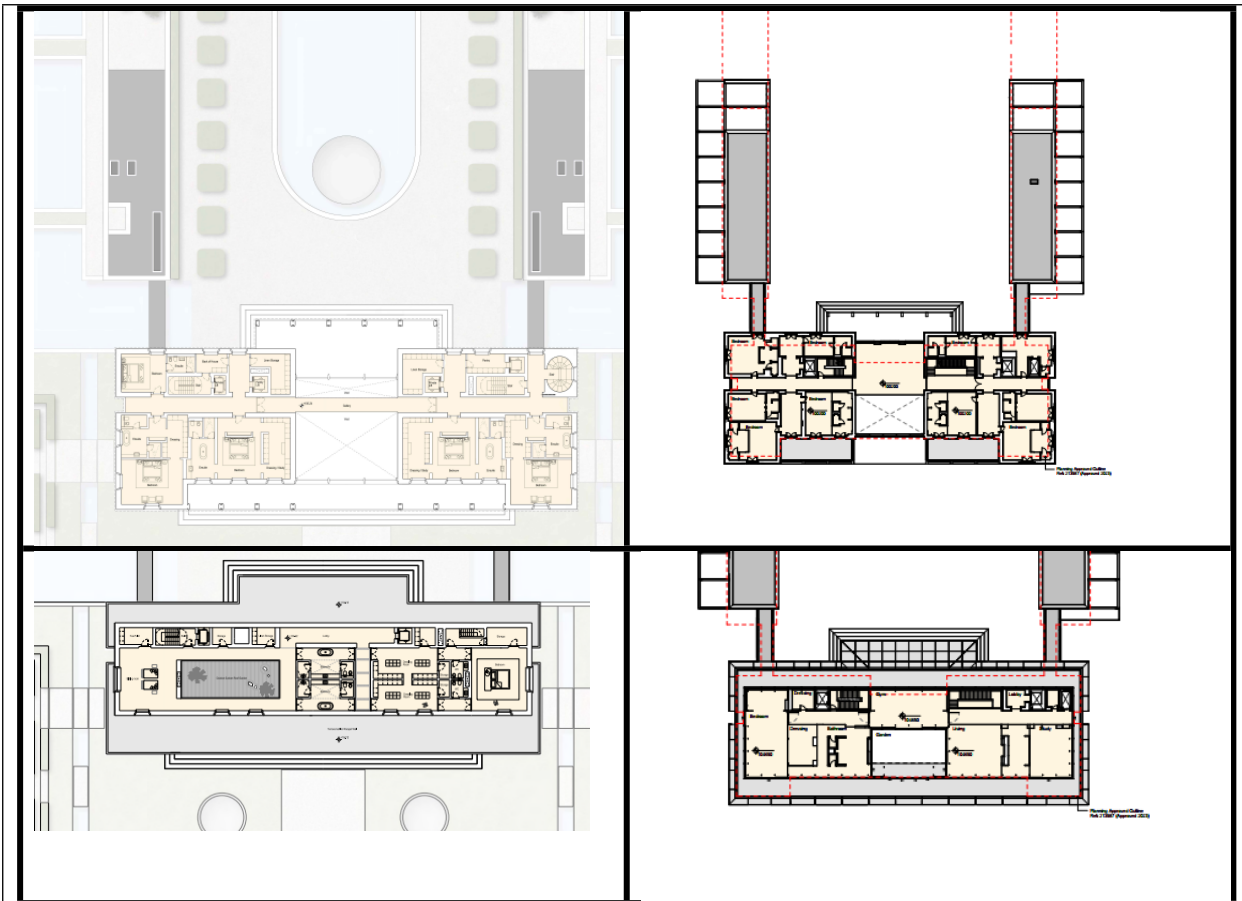
As a whole, the LPU is still given limited weight, despite its advance stage of preparation. The proposed Inspector modifications have yet to be consulted upon and adopted, and objections remain outstanding in relation to a number of policies. Limited weight is afforded to the Emerging Plan as a whole, although greater weight may be attached to individual policies where they are consistent with the NPPF and are not the subject of main modifications.

Notwithstanding this, for information, the most relevant policies to this development are listed at the front of this report.

Character of the Area:







Policy DP3 of the NPPF26 requires development to respond to the history, character and features of its site and setting, integrate with and enhance its surroundings such as through the arrangement of development plots and buildings, the use of materials and architectural features.

Policy DP3 is supplemented by the wider objectives of Section 14 of the NPPF26, which seeks to secure well-designed places that are visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, and create developments that function well over their lifetime.

The National Design Guide remains relevant. Well-designed built form should respond to the site, its setting and the opportunities they present, while creating a coherent identity as part of the wider place.

The National Design Guide remains relevant. Well-designed built form should respond to the site, its setting and the opportunities they present, while creating a coherent identity as part of the wider place.

The proposed changes to the basement are subterranean only and will have no visual impact on the character of the area. The assessment under 213587 therefore remains unchanged.

Overall, the design alterations to the built form of the dwelling are considered to be, in part, positive design changes, the introduction of the glazed upper level reduces the apparent bulk of the building and assisting it blending with the surrounding area. Although this reduces the overall impact of the statement building previously approved

which was designed to stand out in terms of its visual prominence the changes are not considered to be harmful. The reduction in height of the wings refines the buildings proportions, particularly from the side elevational aspect.

The proposed changes relocate the informal garden area from the rear (south-west) to the side (north-west) of the dwelling. The gardens remain within the defined residential curtilage and the red line application site, and would be perceived in the context of the dwelling. As such, they would have limited impact on the character and appearance of the area. The re-grading of land is similarly confined to the residential garden and does not materially alter the visual character of the site, in accordance with Policy CP3 of the Core Strategy.

The landscape strategy seeks to integrate the dwelling within its broader setting while enhancing functionality, recreational amenity, and visual coherence. Careful consideration must be given to achieving a harmonious balance between informal and formal elements, as well as between residential/recreational uses and the historic agricultural character of the estate. Note that the residential use is only approved within the red line boundary of permission.

Overall, the proposal is considered to comply with Policy CP3 and DP3 as the amended proposal of an appropriate scale, massing, and character, preserves the visual amenities of the area, and integrates effectively within its landscaped setting. The changes do not give rise to harm to landscape character or heritage interests, and the site continues to function as a high-quality residential environment within its defined curtilage, with no adverse impacts on ecological features or neighbouring amenity.

Heritage:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving a listed building, its setting and any features of special architectural or historic interest which it possesses. Policy HE5 of the NPPF26 requires development proposals affecting heritage assets to be accompanied by an assessment of the significance of the assets affected, including any contribution made by their setting, and an assessment of the likely effect of the proposal on that significance.

Policy HE6 requires substantial weight to be given to the conservation of designated heritage assets, with any harm to significance being a matter of considerable importance and weight. Development proposals which would result in harm to the significance of a designated heritage asset must therefore be carefully assessed having regard to the degree of harm and any public benefits arising from the proposal. HE6(6) also states, within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

The Built Heritage Officer has raised no objections to the proposal and Historic England does not wish to offer any comments.

The proposal would result in no harm to the significance or setting of designated heritage assets and that the statutory duty under Section 66 has been fully discharged. The proposal accords with Policy TB24 and the NPPF.

Gardens Trust:

The Gardens Trust, via the Berkshire Gardens Trust, has been consulted in its statutory capacity on development affecting the Park Place Grade II* Registered Park and Garden, in accordance with the NPPF requirements for heritage assets of this designation.

The Gardens Trust identifies Stowdes Estate as forming an integral part of the wider RPG, occupying a prominent position within the plateau and sloping parkland with inter-visibility from Templecombe, Hamilton and views from the River Thames, and has had regard to the LUC Conservation Management Plan (2005) and the October 2025 Heritage Impact Assessment in forming its views.

The Gardens Trust welcomes the reduction in the extent of the main house and the removal of formal elements previously extending into the parkland, confirming that the revised basement and alterations to the built form would not have any greater impact on the historic park than the approved scheme. It accepts that modest formal gardens adjacent to the dwelling are characteristic of estate properties, provided the parkland remains the dominant landscape.

Overall, the Garden's Trust's response raises matters of detail, design approach and landscape control rather than an objection to ensure preservation of the character and significance of the Registered Park and Garden.

Engineering operations:

Similarly to 252489, this application proposes significant cut-and-fill engineering operations to re-profile and terrace the existing sloping garden. However, no information has been submitted regarding the volume of material to be excavated or how this soil/spoil would be managed or disposed of.

Given the site's sensitive location within the setting of the Registered Park and Garden and the Green Belt, uncontrolled soil movement or land raising could result in harm to the historic landscape, the wider environment, and the openness of the Green Belt.

It is therefore necessary to impose a planning condition requiring the submission and approval of a Soil and Spoil Management Plan, to ensure that excavated material is removed from the site and that no material is imported. For the avoidance of doubt, any raising of ground levels beyond those expressly approved, whether through the

importation of material or the redistribution of excavated spoil, would constitute a breach of planning control.

There is a current application under consideration by the Council to discharge this condition on 252489 however it has not yet been determined, therefore the condition should still be recommended on this application.

Neighbouring Amenity:

The assessment under 213587 therefore remains unchanged as the proposal is for minor design amendments to the house and associated Estate-wide landscaping. There are no neighbours in close proximity to the site that would be impacted by the proposal in terms of privacy, overbearing issues, or loss of light.

Highway Access and Parking Provision:

The previous comments of 251666 will remain relevant, which are recapped below.

The approved 18 no. of parking spaces at the basement mezzanine will be replaced by 22 no. of parking at the basement and increase the width of the proposed ramps, which are acceptable.

The Construction Management Plan (P05) has been submitted under 250918 and the same document is being resubmitted. The Highways have no objection to recommend discharging Condition 4.

A EVC Strategy has been submitted in accordance with the planning decision of 250768.

The alterations to the access driveway in front of the dwelling do not affect the Highways Officer comments.

Archaeology:

There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic Environment Record. Strowdes is within Park Place, a historic park, and there is known Iron Age and Roman settlement and activity within the immediate vicinity. A trial trench evaluation of the wider site, which included the original application 213587, took place between December 2024 and February 2025, and found Iron Age archaeological features within the area which is now included in the updated and extended basement proposal. These included two trenches with significant Iron Age occupation evidence immediately adjacent to the original smaller footprint basement proposal.

As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that the following condition is applied, should permission be granted, in order to mitigate the impacts of development. This is in accordance with HE10(b) of the NPPF26 which states that local planning authorities should require the applicant to record and advance understanding of the significance

of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository.

It is therefore necessary to impose a planning condition to mitigate impacts of the development on archaeological interests.

Amenity Space:

The assessment under 213587 therefore remains unchanged. The applicant is reminded that the residential use is only approved within the application site (red line) as the basement changes

Flooding and Drainage:

F8 states that development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal.

The applicant has confirmed that the existing drainage strategy remains unchanged and is accepted by the Council's Drainage Engineer.

Landscape and Trees:

N2 of the NPPF26 requires proposal to (amongst other things) consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply) and conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;.

Initial comments from the WBC Landscape Officer focused on the changes to the landscape masterplan which has now been withdrawn from this application. There are no concerns raised about the changes to the proposed house which also now includes the removal of the northern courtyard walls projecting from the residential wings of the house, which they consider an improvement to the scheme. Clarification was raised regarding the details of the formal garden arrangements. This will be secured by condition.

The proposal would preserve existing landscape features and would not result in any harm to trees, woodland or wider landscape character. Accordingly, the proposal accords with Policies N2 and N3 of the NPPF26 and Policy TB21.

Ecology:

Initial comments from the WBC Ecology focused on the changes to the landscape masterplan which has now been withdrawn from this application. These comments are no longer applicable. The proposed changes relate to the residential garden and therefore unlikely to have any detrimental impact on biodiversity. The assessment under 213587 remains unchanged.

Contamination:

Policy P2 of the NPPF26 states that sites proposed for development should be suitable for their proposed use taking into account ground conditions, including risk arising from land instability or contamination.

Policy P3(1) states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).

The application site lies within a low-probability radon-affected area, where gas levels are 1–3% of above the radon action level. However, the proposed development includes a two-storey basement, which increases potential exposure due to extended contact with the ground. In line with national guidance (Building Regulations Approved Document C and Public Health England radon guidance), a precautionary approach is advised. The applicant should incorporate appropriate radon protection measures in the basement, such as gas-tight membranes and sub-floor ventilation, and verify post-construction radon levels to ensure future occupier safety.

There is a current application under consideration by the Council to discharge this condition on 252489 however it has not yet been determined, therefore the condition should still be recommended on this application.

Planning Conditions:

DM6: Use of planning conditions and obligations alters the tests for a planning condition/obligation. This policy introduces revised tests for the imposition of planning conditions, requiring them to be necessary to make the development acceptable in planning terms, relevant to the development and planning considerations generally, sufficiently precise to be capable of compliance and enforcement, and reasonable in all other respects. The policy also clarifies that conditions should not be used to secure financial contributions, the dedication of land to another party, or the removal of permitted development rights without clear justification.

Having reviewed the conditions against the NPPF26 there is no indication that any of the conditions would fail the tests now set out in Policy DM6. No additional or amended conditions are required as a result of the NPPF26. Similarly, the mitigation secured through the Section 106 Agreement would remain appropriate.

The proposed amendment is to Condition 2 only.

Some of the conditions attached to the previously approved permission have since been discharged therefore these will be amended to reflect these approvals.

Furthermore, some conditions were previously imprecisely worded and minor amendments have been made to make these clear and more accordance without materially altering their intent. The proposed amendments update the conditions to reflect permission already granted and to ensure that only accurate, enforceable, and meaningful conditions remain.

S106 Legal agreement:

Permission 213587 was approved subject to a legal agreement. The legal agreement defines The First Planning Permission as “the planning permission granted pursuant to the First Planning Application and shall include any subsequent permissions under Section 73 of the Act permitting the carrying out of the First Development”; The First Planning Application as “the planning application made under reference 213587 for the First Development” and The First Development is defined “the proposed erection of 1no. detached dwelling with associated landscaping as set out in the First Planning Application with reference 213587.

On this basis, this application does not require a Deed of Variation or new S106 agreement. This Section 73 application is bound by the requirements of the original application insofar as the amendment does not indirectly or directly affect any clauses within it.

Community Infrastructure Levy (CIL):

The proposed development will be liable for CIL as it involves the erection of one or more new dwellings.

CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL self-build exemption has been granted on the original application. To claim further relief, the liable party will be required to complete CIL form 2 (assumption of liability) and CIL form 13 (further exemption). All CIL forms can now be completed and submitted.

Planning Balance

The principle of the dwelling remains established by permission 213587 and the earlier section 73 permissions 251666 and 252489. Although the principle of development is inherently linked to the design/size aspects of the proposal, the present application is assessed only in relation to the amended plans and varied conditions.

The principal effects arise from the architectural changes to the building, sunken garden and exposed basement façade and associated engineering works. These

would not materially alter the approved residential use, would not erode the wider parkland or increase Green Belt harm and would preserve the significance and setting of the Registered Park and Gardens.

The proposal would result in an increase in built volume compared to the original approved scheme. This attracts limited weight against the proposal. However, the increase would not result in any material additional harm to the openness of the Green Belt, would not conflict with the purposes of including land within it and would not undermine the wider planning objectives underpinning the approved development.

No harm would arise to the significance of the Grade II* Registered Park and Garden or other designated heritage assets. There would be no unacceptable impacts on neighbouring amenity, highway safety, drainage, ecology, landscape character or archaeology, subject to conditions.

Having regard to the approved fallback position and the absence of any material additional planning harm arising from the amendments, the proposal is considered acceptable subject to the conditions.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	23 October 2025
Earliest date for decision:	21 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	04.09.2026