

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 3 September 2026

Application Number: 252721

Location: 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.

Recommendation: Approve

Conditions and/or 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. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

BJC

Recommendation and conditions/reasons agreed:

Date: 04.09.2026

REMEMBER - The earliest date for a decision on this application is: **11 December 2025**