

Our Ref: 07C400468

Your Ref: 213587

July 04, 2025

FAO Helen Maynard
Wokingham Borough Council
(submitted via Planning Portal)

Dear Helen

Main House Basement Amendment Application**In relation to Planning Permission 213587 for construction of 1 no. detached dwelling with associated landscaping, approved 15/09/2023.****At the Strowdes Estate, Culham Lane, Remenham, RG10 8NU**

Please find enclosed details of proposed amendments to the above planning permission on behalf of my client Imperium Trust Company, submitted under the planning portal reference PP-14142730.

The principal proposed revision to the approved scheme relates to the design and layout of the as basement area of the main house, via the substitution of drawings set out under Condition 2 of the planning permission.

The drawings show an amended extent and envelope of the main house basement areas, including rationalisation to provide the majority of below ground space (including car parking, back of house, front of house living spaces, plant and storage), on a single level, rather than the multi-level basement as approved under planning application 213587.

The submitted drawings align with the list of approved drawings under Condition 2 of the planning permission, summarised within the below table.

Document	Approved Reference	Proposed
Site Location Plan	0001 Issue P01	N/A
Site Context Plan	P-H-001-XX-003 REV 00	N/A
General Plan	P-H-001-XX-005 REV 00	N/A
Roof Plan	P-H-001-XX-010 REV 00	N/A
Ground Floor Plan	P-H-001-XX-020 REV 00	N/A
Basement Mezzanine	P-H-001-XX-030 REV 00	To be deleted
Basement Plan	P-H-001-XX-040 REV 00	PCY-PBC-MH-B1-DR-A-1009
Sub Basement Plan	P-H-001-XX-045 REV 00	PCY-PBC-MH-B1-DR-A-1008
First Floor Plan	P-H-001-XX-050 REV 00	N/A
Second Floor Plan	P-H-001-XX-060 REV 00	N/A

Section E W	P-H-003-XX-010 REV 00	PCY-PBC-MH-ZZ-DR-A-1016
Section N S	P-H-003-XX-020 REV 00	PCY-PBC-MH-ZZ-DR-A-1015
North Elevation	P-H-004-XX-010 REV 00	PCY-PBC-MH-ZZ-DR-A-1020
South Elevation	P-H-004-XX-020 REV 00	PCY-PBC-MH-ZZ-DR-A-1022
West Elevation	P-H-004-XX-030 REV 00	PCY-PBC-MH-ZZ-DR-A-1023
East Elevation	P-H-004-XX-040 REV 00	PCY-PBC-MH-ZZ-DR-A-1021
Combined North/South Elev	N/A	PCY-PBC-MH-ZZ-DR-A-1027
Combined East/West Elev	N/A	PCY-PBC-MH-ZZ-DR-A-1028
Partial Elevation / Detail	P-H-007-XX-010 REV 00	N/A
Proposed Landscape Masterplan	051_1101 (APART FROM THE PROPOSED POND IN THE LOCATION OF 'PIT CLUMP', WHICH IS NOT APPROVED)	N/A
Surface Water Strategy sheet 1	2170453-EW-00-L00-DR-C-1000 REV P1	N/A
Surface Water Strategy sheet 2	2170453-EW-00-L00-DR-C-1001 REV P1	N/A

Description of proposed amendments

The proposed Basement Plan PCY-PBC-MH-B1-DR-A-1009, effectively replaces the approved Basement Plan and Basement Mezzanine Plan, removing the void area and bringing the internal space to a single level, including car parking to the north, central back of house areas, living spaces to the south, and the pool and gym area to the west.

The proposed sub-basement level plan PCY-PBC-MH-B1-DR-A-1008 illustrates some much more limited areas of built form, including plant rooms and allowance for the swimming pool depth, which replaces the equivalent approved lower level basement plan.

The proposed Section Drawings PCY-PBC-MH-ZZ-DR-A-1016 and PCY-PBC-MH-ZZ-DR-A-1016 show the amended envelope of the basement area including levels.

While this application does not propose any changes to the ground level or above ground structure of the building, the approved elevational drawings show the basement as a dashed outline. The elevation drawings have therefore been amended to illustrate the proposed basement extent.

These drawings show a reconfiguration of space at basement level, which would remove the substantial void area to the south of the approved mezzanine level, and provide a more efficient use of space to bring the main basement functions on to a single level.

The proposed reconfiguration would result in parts of the basement extending beyond the approved envelope, most notably to the west of the house, while the extent of the basement area would be reduced to the south. In elevation and section, the overall depth and maximum depth would be reduced.

Ultimately, these proposed changes result in an increase in floor area of approximately 260sqm (GEA), equivalent to an increase of less than 5% to the basement. This increase is principally as a result of a detailed investigation of the plant space requirements.

Potential implications of amendments

The site is located within the Green Belt and within a Grade II* Registered Park and Garden, however, the principle of development of a new house including a substantial basement element at the site has been established through a number of previous planning permissions, including the original outline permission 0/2008/1353, subsequent reserved matters approvals in 2010 and 2011, and a further proposal that secured planning permission in 2018 (173097), which was re-submitted in 2023, forming the basis of the most recent permission.

This amendment application does not propose any changes to the ground level or above ground structure of the building, meaning that the potential planning implications of these changes are very limited.

Given that the proposed and existing basement extents are relatively similar (acknowledging proposed increases in size on some metrics and reductions on others), there is considered to be no material impact beyond the permitted scheme in terms of heritage, landscape and visual impact, or impact on the openness of the green belt in terms of spatial impact, visual impact, or intensity of use. The proposal is therefore considered to satisfy Wokingham Core Strategy Policies, CP11 (Proposals Outside Development Limits), and CP12 (Green Belt), Wokingham Managing Development Delivery DPD Policies TB01 (Development within the Green Belt), TB21 (Landscape Character), and TB24 Designated Heritage Assets and the relevant paragraphs of the NPPF.

The red line application site is centrally located within the wider Estate ownership, and while there are physical environmental constraints in the wider estate area (including existing and protected trees, ecological habitats, neighbouring dwellings, flooding and drainage, and interaction with the surrounding highways network), the specific application site is relatively unconstrained in these terms, as open grassland.

The proposed changes in basement extent are not considered to create any additional impacts on these factors, many of which are already covered by conditions to ensure that these elements are adequately mitigated or managed. A written scheme of archaeological investigation has already been agreed with the Council, which involves trenching of the broader site, including elements of the main house basement, while we have provided a brief updated flood risk addendum as part of this amendment application, which confirms that the proposals would not alter the flood risk position at the site.

Similarly, the proposal is therefore considered to satisfy Wokingham Managing Development Delivery DPD Policies CC03 (Green Infrastructure, Trees and Landscaping), CC09 (Development and Flood Risk), TB23 (Biodiversity and Development), and TB25 (Archaeology), and the relevant paragraphs of the NPPF.

Other Amendments

In addition to the above principal amendment to the basement, where relevant, it is requested that pre-commencement conditions (2 - Approved Plans 4. Construction Method Statement, 5. Electric Vehicle Charging 7. CEMP Biodiversity, and 8. Detailed Landscaping) are re-worded to

reflect the materials submitted to the Council under the separate applications 250768 and 250918, where details are agreed. We would be happy to supply draft wording for the Council in due course.

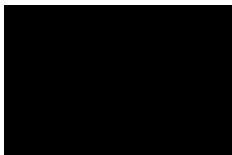
Conclusion

On the above basis, the proposed amendments to the basement levels of the Strowdes Estate main house are considered acceptable when considered in the context of the relevant planning permission 213587, and the overriding planning policy framework.

This application is accompanied by application forms, updated CIL information forms, and the requisite fee of £2,085.00. If you require any further information or wish to discuss this discharge of conditions application, please do contact me, or my colleague Janet Jones (janet-sarah.jones@avisonyoung.com).

We look forward to receiving confirmation of validation of the application.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited