

Date: 7 July 2025
Application: 250783



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 240847**

Application Number: 250783

Applicant Name: Outland

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

Proposal: 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.

This application relates to the discharge of conditions 5 and 6 of planning Permission 240847 dated 15 September 2025.

Condition 5 states:

Ground and building levels - No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Condition 6:

Works to Garden Wall - Notwithstanding the details submitted prior to commencement of the development hereby permitted, the applicant, agent, or successor in title, are to provide a programme of works to retain, alter, and repair the

existing brick walling to the former walled garden that is to be submitted to and approved in writing by the local planning authority. Works to the former walled garden walling shall then be undertaken in accordance with the details as approved.

Reason: To ensure that the appearance and form of the non-designated heritage asset is safeguard Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment), Core Strategy policy CP3.

The submitted documents comprise:

- Application form
- Covering Letter dated 27 March 2025
- Plan E_1_01 Existing Site
- Plan P_1_01 Proposed Site
- Plan S_1_91 Site Plan
- Site survey Walled Garden (un numbered plan) dated Jan 2025
- Walled garden Elevations (un numbered plan) dated Jan 2025

Consultations have been undertaken with WBC Built Heritage, WBC Trees & Landscape and The Gardens Trust. Objections were raised and/or additional information was requested by all Officers.

- The Built Heritage Officer comments were sent to the Agent on 13.5.2025
- The Landscape Officer comments were sent to the Agent on 15.5.2025
- The Gardens Trust comments were sent to the Agent on 5.6.2025

No revised documents have been received to date.

Conditions 5 and 6 are not discharged in accordance with the submitted details.

Yours sincerely,
Development Management & Compliance



Authorised by: