

Date: 16 May 2025
Application: 250782



WOKINGHAM
BOROUGH COUNCIL

Mr David Williams
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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 240832**

Application Number: 250782

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 240832 dated 06.08.2024. Condition 5 relates to dust, 6 to landscaping.

This application relates to the discharge of conditions 5 and 6 of planning permission 240832 approved on 6 August 2024. This permission is for *“Full application 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 5 states:

“Before development commences the applicant shall submit for written approval to the LPA a scheme of works that sets out the measures that will be taken to minimise dust arising from the development. The dust mitigation measures identified in the scheme shall be carried out and maintained until construction is complete.

Reason: To protect the amenity of local residents during the construction period”.

Condition 6 states:

“Landscaping - Prior to the commencement of the development above foundation level, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs

to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)."

The submitted documents comprise:

- Landscape GA plan – Riverside Landscape GA plan – PC-BHS-ZZ-XX-DR-L-0104
- Hard details - Riverside boardwalk, deck & pontoon - PC-BHS-ZZ-XX-DR-L-0604
- Stowdes Estate Report pursuant to discharge of landscape conditions by Bradley-Hole Schoenaich Landscape March 2025 Rev A
- Landscape Specification Rev A dated 19.3.2025 by Bradley-Hole Schoenaich Landscape Architects
- Dust and Air Quality Plan Beau Bespoke
- Cover letter dated 27 March 2025

Consultations have been undertaken with WBC Trees & Landscape and WBC Environmental Health.

Condition 5 is discharged in accordance with the approved details. Providing the development is carried out in accordance with the details, the condition will be discharged in full.

Condition 6 is discharged in accordance with the approved details. Providing the development is carried out in accordance with the details, the condition will be discharged in full.

Stowdes Estate Report pursuant to discharge of landscape conditions by Bradley-Hole Schoenaich Landscape March 2025 Rev A and Stowdes Estate Report pursuant to discharge of landscape conditions by Bradley-Hole Schoenaich Landscape March 2025 Rev A are not approved. These documents asphalt roads, concrete, stairs, hardsurfacing etc. which are not approved for this development.

This decision does not grant planning permission for the rebuilding of the boathouse shown in plan PC-BHS-ZZ-XX-DR-L-0104

Yours sincerely,
Development Management & Compliance

Authorised by: *BJC*

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.	Insert plan number or report name, date, reference and author	28 March 2025	The condition is discharged in accordance with the approved details.
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