

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252489
Site Address:	Strowdes Estate, Culham Lane, Remenham, RG10 8NU
Expiry Date:	26 June 2026
Site Visit Date:	None undertaken
Proposal: 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.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt CP15 – Employment Development 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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk 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	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species

Waste Plan (JMWP)	DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS6 – Development in the Green Belt CE1 – Design principles for efficient buildings C5 – Parking and electric vehicle charging FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH5 – The historic environment DH6 – Archaeology HC7 – Light pollution
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 3 no 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 4 no single storey staff residential units, together with a machinery shed / parking and associated estate management store / office,	Approved 06.12.2016

	at Bell House, ancillary to Stowdes S106 for 173097 subsequently required that this only be occupied by staff employed on site	
160131	Erection of one dwelling (Stowdes) S106 agreement for 173097 revoked this permission	Approved 05.07.2016
173097	Erection of one dwelling (Stowdes) 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 Stowdes	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 Stowdes 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 Stowdes	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 Stowdes 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. Visibility Splays. 4. Construction Method Statement. 7. Protection of Trees.	Split decision 19.1.2026
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 25.5.2025
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 19.1.2026
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 1.4.2026
252721	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 and the landscape treatment of the immediate curtilage, with an	Pending consideration

	update to the Estate-wide Landscape Masterplan, and to amend the wording of the specified conditions accordingly.	
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 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.	Pending consideration
260396	Full application for the proposed construction of an ancillary single storey covered, open fronted, parking and storage structure, for use as part of the Estate Management building complex.	Pending Consideration
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.	Pending Consideration
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

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Environmental Health raises no objection to the proposed Section 73 variations. No Environmental Health conditions are required

WBC Drainage – The LLFA raises no objection to the proposed variation of conditions, subject to confirmation that no amendments are made to the previously

approved surface water drainage arrangements and that all SuDS measures are retained as agreed under consent 213587. Should drainage layouts or discharge proposals be revised as part of the substituted drawings, updated drainage details should be submitted for LLFA review and approval prior to commencement of development above slab level.

WBC Highways – The previous comments of 251666 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 – Further information required but objections to the glazed cutaway section proposed for the dwelling basement and the associated sunken garden. [Additional sections have been submitted] and no objections were raised.

WBC Built Heritage Officer - The Built Heritage Officer has no objection with respect to the amendments being sought with respect to the now proposed sunken garden.

WBC CIL – No comments received.

WBC Ecology – No comments received.

WBC Cleaner and Greener – No comments received

External

Historic England – No comments to make

Historic Parks & Gardens – No comments received.

Berkshire Archaeology – No objection subject to conditions.

Berkshire Gardens Trust – Do not object to the principle of a sunken garden.

REPRESENTATIONS

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

APPRAISAL

Revised drawings were received on 16.6.2026 and the assessment is made based on these drawings.

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.

The amended plans proposed the formation of a “sunken” sloped section garden to the west of the dwelling. This predominantly comprises engineering works to alter the levels of the land enabling the basement level façade to be exposed on the west elevation.. All works are within the residential garden of the property [red line] and no changes are proposed to the parkland.

The application includes changes to the basement which have been considered under Section 73 application 251666 with an additional alteration to the basement to improve the structural integrity, a fire sprinkler system and servicing/emergency escape stairwell. The assessment of the previously approved changes are therefore not repeated in this report. They have already been approved under a separate permission therefore are considered acceptable on this basis. The additional changes require a small extension to the basement below the indoor swimming pool , however a minor reduction is being made elsewhere, The ramp entrance to the basement car parking area and associated retaining walls are to be increased in width, however this is not a significant increase.

The appearance of the building above ground level is not changing. No change is proposed to the approved landscape masterplan.

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). A number of the conditions were also amended under application 251666 so any amendments will be consistent with this previous S73 permission.

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.

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 current proposal includes 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.

On this basis, the engineering operations 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 realised, 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 Stowdes (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.

Since the grant of the 2021 planning permission, the Estate has changed ownership, and the current owner has proposed a number of amendments to the approved scheme to better align with their operational needs and preferences.

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.

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, 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 this case, the principle of a replacement dwelling has already been established under extant permissions ref. 213587 and 251666 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.

The proposed changes to the basement and sunken garden take place below existing ground levels and are associated with the approved residential use. As such, they would not materially increase the built form above ground or introduce additional volumetric intrusion into the Green Belt beyond that already permitted. Consequently, the proposals would not give rise to any additional harm to the openness of the Green Belt when compared to the extant fallback position. This is a significant material consideration that weighs strongly in favour of the proposal.

In visual terms, the development would appear substantially as previously approved, and in spatial terms there would be no meaningful increase in the quantum of above-ground built form. 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.

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 application 251666. The additional changes to the basement are limited to minor structural and

safety-related alterations and, when taken as a whole, would continue to result in a reduced overall volume and footprint compared to that approved under planning permission ref. 213587. Although there is a marginal increase from that approved under 251666, this is not considered to be material and remains acceptable in planning terms.

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).

Emerging Local Plan

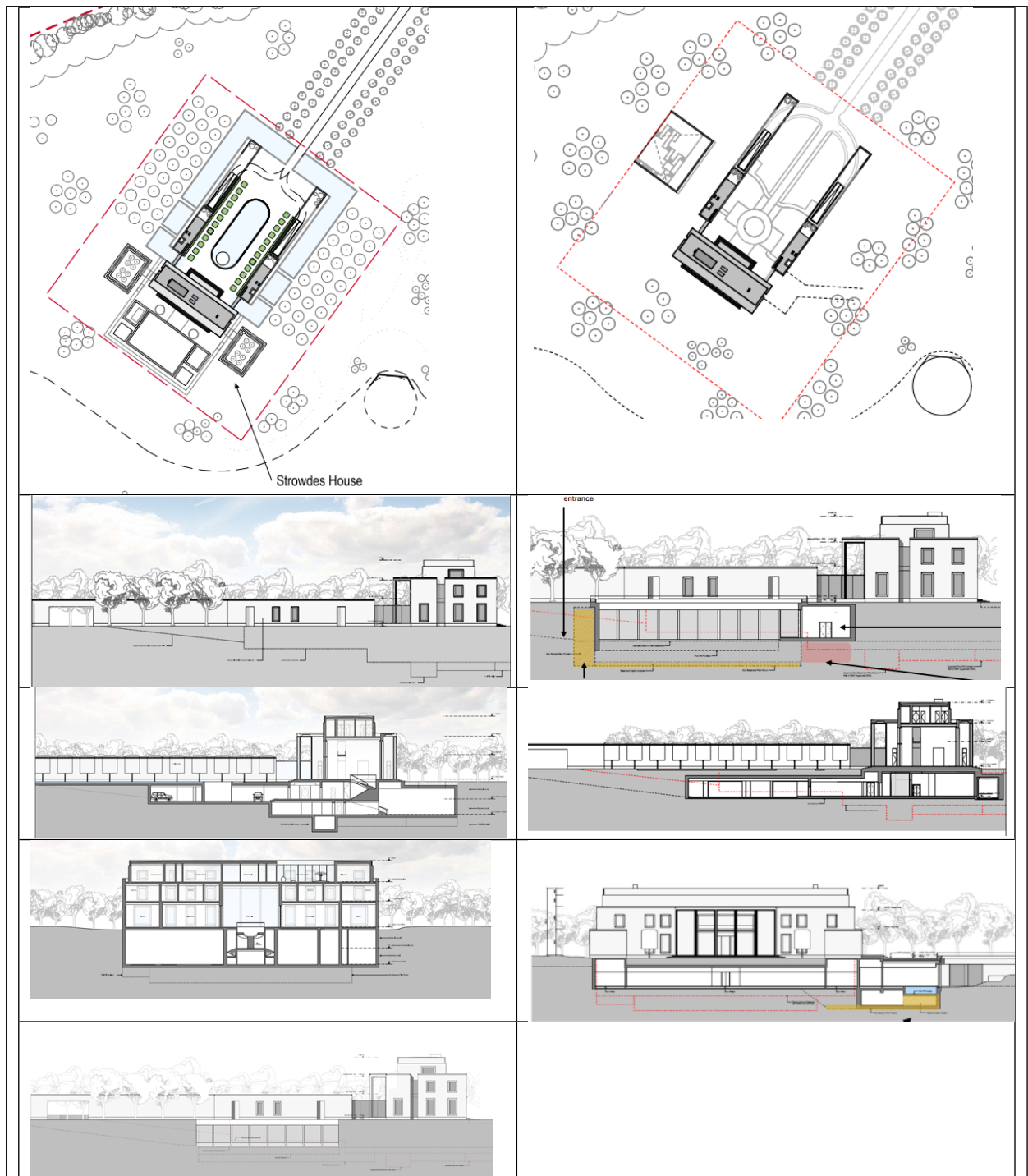
The Council is currently progressing their Local Plan Update ("LPU"). The Proposed Submission Plan was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025. Two independent Inspectors were appointed, with Part 1 examination hearings held in November 2025. The Inspectors confirmed that the examination can progress to Part 2 hearings, which are currently taking place (March – June 2026).

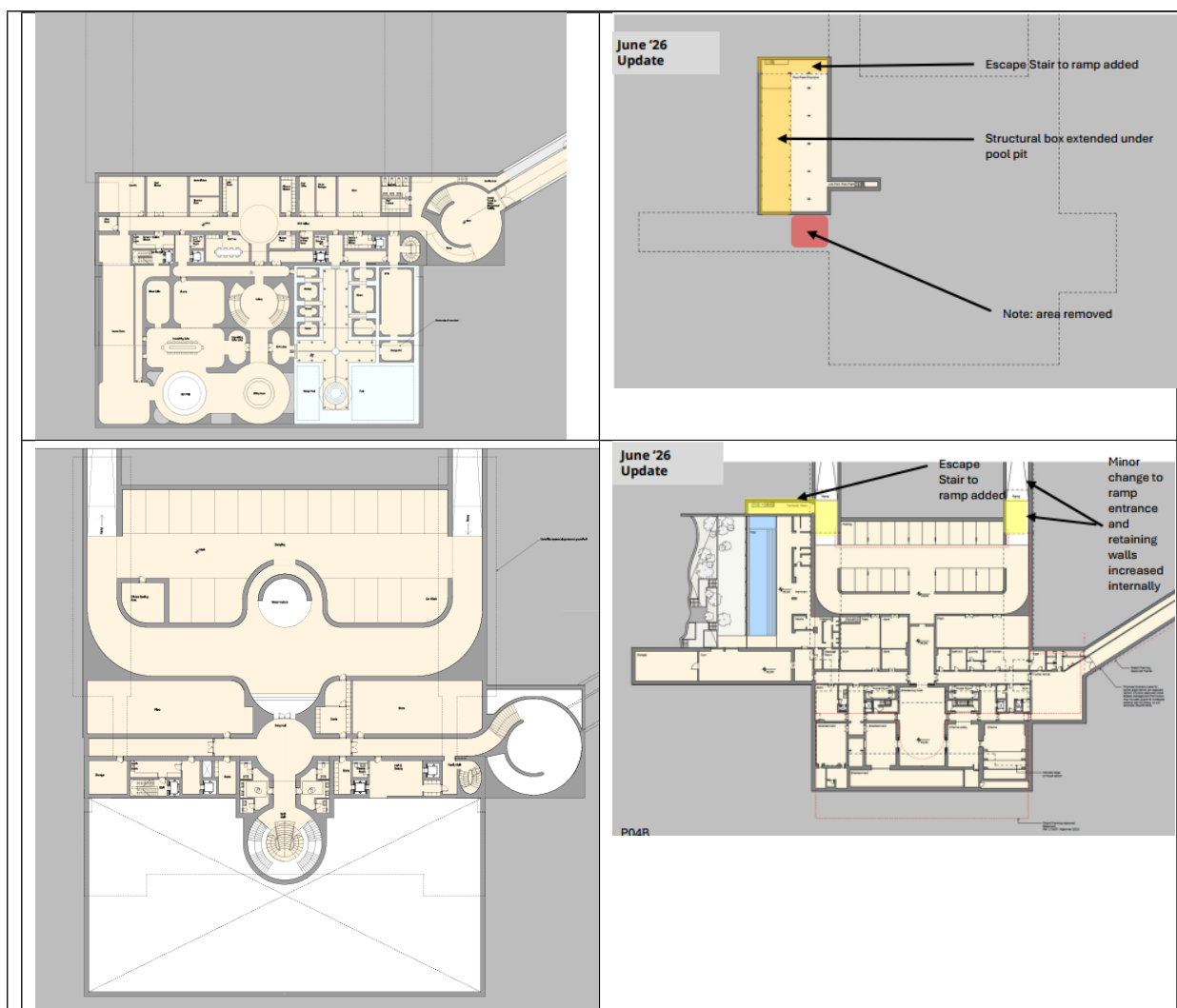
Weight to be attributed to the emerging policy is informed by paragraph 49 of the NPPF 2024. This advises that weight can be applied according to the plan's stage of preparation, the extent to which there are unresolved objections, and the degree of consistency with the NPPF. As a whole, the LPU is still given limited weight despite its advanced stage of preparation. While the LPU is at an advanced stage of examination, due to unresolved objections to several policies, only limited weight can be attributed overall, with weight increasing where policies are consistent with the NPPF.

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

Character of the Area:

213587 Approved	This application [the basement changes compared to 251666 are highlighted in yellow and red on the below plans].
-----------------	--





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.

However, the submitted landscape strategy indicates areas of hard and soft landscaping, including seating areas and terraces, extending beyond the red line application boundary. These elements do not form part of the approved plans and raise concern regarding the potential for incremental encroachment of residential use into the adjoining parkland. In particular, the absence of a clear transition or defensible edge between the residential curtilage and parkland results in the area reading as an extended domestic garden.

Notwithstanding this, the extent of the residential curtilage is clearly defined by the red line boundary and the management of land outside the application site is secured separately through the Integrated Estate Management Plan within the associated S106 agreement. The revised plans received on 16.6.2026 have addressed this concern by removing the main spreading development from the residential garden and beyond.

Heritage:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraphs 205-208 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and 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 does not have any over-riding objection to the sloping garden as shown for 213587. Further changes to extend the garden area would however need to be reassessed. This reaffirms the need for a condition to ensure the garden remains within the red line confines of the site and does not encroach into open parkland as this would likely harm the significance of the RPG.

Engineering operations:

The application proposes significant cut-and-fill engineering operations to re-profile and terrace the existing sloping garden (and basement changes). 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. Given the irreversible nature of excavation works, the timing of this condition prior to excavation is necessary to prevent harm occurring before control mechanisms are in place.

Neighbouring Amenity:

The assessment under 213587 therefore remains unchanged as the proposal is for landscaping and terracing of a sloping garden within the residential curtilage only. 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.

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.

The report of the evaluation noted that any work within the footprint of this latest application would require further investigation, stating there was 'significant potential for further archaeological finds' and that it is 'likely that further Iron Age remains, possibly settlement evidence, might be encountered during any groundworks in this area'. [1]. Therefore, there is potential for further archaeological investigation to facilitate a better understanding of past activity on the site, enable preservation by record, and mitigate the impacts of the development.

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 Paragraph 218 of the NPPF(2025) which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

A condition is recommended in order to ensure that the investigation, recording, and dissemination of archaeological remains is secured, and to facilitate preservation by record in accordance with best practice, it is necessary to impose a condition requiring full compliance with the approved WSI and securing the submission of the final post-investigation report.

Flooding and Drainage:

The applicant has confirmed that the drainage strategy remains unchanged. The Council's Drainage Engineer has no objections to this strategy. Should drainage layouts or discharge proposals be revised as part of the substituted drawings, updated drainage details should be submitted.

Landscape and Trees:

No changes are proposed to the landscape masterplan. The assessment under 213587 therefore remains unchanged.

The Trees & Landscape officer requested additional information relating to the basement and its interaction with the sloped garden as well as details of the outdoor pool. Following the submission of additional details, no objections were raised and the outdoor pool has now been removed from the plans.

Ecology:

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:

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.

Planning Conditions:

This application seeks to vary conditions 2, 3, 4, 5, 7 and 8 of permission 213587. Condition 2 is varied to substitute plans.

Conditions 3, 4, 5, 7 and 8 are updated to reflect approved details under discharge applications and to amend trigger points accordingly.

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.

The approved development relates solely to the red line application site

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):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

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.

Planning Balance

The principle of the dwelling remains established by permission 213587 and the earlier section 73 permission 251666. The present application is assessed only in relation to the amended plans and varied conditions.

The principal effects arise from the 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.

Subject to appropriate conditions, the proposal is therefore considered acceptable and accords with the development plan when read as a whole.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approved
Date:	24 June 2026
Earliest date for decision:	27 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	26.06.26