

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 April 2026

Application Number: 251666

Location: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Proposal: 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 to reflect changes to the basement layout.

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.

Timescales - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission

i.e. 15 September 2023

Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original permission remain in force other than as expressly hereby varied.

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).

2. Approved Plans – This permission is in respect of the submitted application plans and drawings numbered: Site Location Plan 0001 PL1 October 2017 Basement Plan PCY-PBC-MH-B1-DR-A -1008 P02 Sub Basement Plan PCY-PBC-MH-ZZ-DR-A -1028 – P02 East & West Elevations PCY-PBC-MH-ZZ-DR-A -1015 – P02 North & South Section Plan PCY-PBC-MH-ZZ-DR-A -1016 – P02 East & West Section Plan PCY-PBC-MH-ZZ-DR-A -1020 – P02 North Elevation PCY-PBC-MH-ZZ-DR-A -1021 – P02 East Elevation PCY-PBC-MH-ZZ-DR-A -1022 – P02 South Elevation PCY-PBC-MH-ZZ-DR-A -1023 – P02 West Elevation PCY-PBC-MH-ZZ-DR-A -1027 – P02 North & South Elevations All received by the Local Planning Authority on 14/07/2025 And PCY-PBC-MH-B1-DR-A-1009 P02B P05 received by the Local Planning Authority on 26/3/2026

Proposed Landscape Masterplan 051_1101 (APART FROM THE PROPOSED POND IN THE LOCATION OF 'PIT CLUMP', WHICH IS NOT APPROVED) Surface Water Strategy sheet 1 – 2170453-EW-00-L00-DR-C-1000 REV P1 Surface Water Strategy sheet 2 – 2170453-EW-00-L00-DR-C-1001 REV P1 The development shall be carried out in accordance with the approved details

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.

3. The development shall be carried out strictly in accordance with the WSI (SCHEME OF ARCHAEOLOGICAL WORKPROJECT CONWAY: PHASE 2 V2 dated January 2026 by APS Archaeological Project Services received by the Local Planning Authority on 5 March 2026) including the phased programme of archaeological works set out therein, prior to and during the carrying out of any demolition, groundworks or development

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

4. Construction Method Statement - 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 the amenities of the area and to protect the Grade II Registered Park and Gardens*

5. Electric Vehicle Charging – 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: 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).

6. Drainage - 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: To prevent increased risk of surface water runoff.

7. CEMP - 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 ensure that the proposal is in accordance with ODPM circular 2006/05 guidance on protected species and local plan policies CP7 and TB23.

8. Detailed Landscaping – 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 0602 Rev B Main House Moat/Rills received 4 November 2025 • Revised Plan 0402 Soft Landscaping Section 1 received 4 November 2025 • Plan 0403 Soft Landscape Section 2 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 plan 0101 Rev B Main House 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

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 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.

9. Protection of Trees – 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: 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.

10. External Materials - Before the development is commenced above slab level, 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 that the external appearance of the building is satisfactory. Relevant policy Core Strategy Policies CP1 and CP3.

11. Lighting – Prior to their installation, details of a lighting scheme shall be submitted to and approved in writing by the local Planning Authority. The submitted Public: Information that can be seen and used by everyone inside and outside the Council. 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: In the interests of the amenities of the area.

12. Existing Trees, Shrubs and Hedges - 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 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

13. Hours of Work - 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

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.

14. Tunnel Details - 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.

Reason: For the avoidance of doubt, as there is lack of adequate detail on the plans received.

15. Parking to be provided - 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.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy

16. No excavation works associated with the basement 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

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 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.

17. Radon - 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

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

Informatives

1. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once 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.

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. 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.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

BJC

Recommendation and conditions/reasons agreed:

Date: 31.03.26

REMEMBER - The earliest date for a decision on this application is: **3 December 2025**