

Our Ref: 07C400468

Your Ref: TBC

March 25, 2026

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

Dear Helen

Retrospective Planning Application for Temporary Site Office and Parking Area***"Installation of a temporary pre-fabricated construction site office and gravel parking area (retrospective)."*****At the Strowdes Estate, Culham Lane, Remenham, RG10 8NU**

Please find enclosed details of a retrospective full planning application for a temporary construction site office and parking area, under the planning portal reference PP-14811943.

The application comprises the following documentation.

Document	Reference
PCY-SGCH-XX-XX-DR-CON-006 T1	Temporary Site Office Site Location Plan (1:2500)
PCY-SGCH-XX-XX-DR-CON- 003 T3	Temporary Site Office Site Plan (1:500)
PCY-SGCH-XX-XX-DR-CON- 004 T3	Temporary Site Office Plans (including 1:50 floor plans and roof plan)
PCY-SGCH-XX-XX-DR-CON- 005 T2	Temporary Site Office Elevations (including 4x 1:50 elevations)
CIL Information Form	Please note that the building has been included under both Section 6 and Section 7 of the CIL form, but it is made clear that the building, while existing has not been in a lawful use. we also note that Wokingham apply a nil rate to development that is not residential, or retail in certain locations.

Site Context

The Stowdes Estate is set within the wider historic Park Place Estate and benefits from five recent planning consents obtained by the previous owner between 2023 and which sought to create a self-contained masterplanned private residential estate including a main house (planning

permission 213587) and several ancillary buildings, in line with earlier planning permissions dating from 2008 as part of a programme of enhancements to Park Place.

A new owner acquired the Estate in late 2024, and is currently progressing a range of amended and replacement planning applications, including amendments to the Main House Design and landscape masterplan (252721).

The previous Estate owner had installed a temporary prefabricated single storey site office, approximately 250m south of the location of the approved Main House, and 85m west of Kenton's Lane.

The building which provides office and meeting space, a small kitchenette, and toilet facilities, is approx. 30m long, and 10m wide with a flat roof level 3.4m above ground (giving a volume of 1,020m³). The elevations are clad in light grey panels.

It is understood that the portacabin facility was installed between late 2017 and early 2018, with a 45m x 10m strip of gravel for parking to the north-east.

In preparation for enabling works at the Estate, an additional 35m x 15m gravelled area was provided immediately to the south of the parking area and east of the building.

The LPA have requested that the planning status of this building is formalised, to ensure that it is removed and the land reinstated in due course.

Planning and Heritage Considerations

As noted in recently submitted heritage assessments covering Section 73 applications (including Asset Heritage's HIA of October 2025 submitted as part of application 252721), the implementation of recent consents will fundamentally alter the character of the application site, from its historic form as part of parkland first laid out in the late 18th century on the periphery of the Park Place Estate.

While the site is sensitive in nature, including its Green Belt designation and inclusion in the Park Place Registered Park and Garden, the site office building is considered to be a simple low profile functional structure with the adjoining parking areas being provided as permeable gravel.

While there are listed buildings outside of the boundaries of the Strowdes Estate (to the west within Park Place and to the east and south outside of the RPG), in all cases these are well separated from the site office building by distance, topography and vegetated boundaries, meaning that there would be no impact on the setting of these assets.

Given the location, scale and nature of the proposal, provided the building is removed and the site reinstated within a reasonable period, its impact on the significance of the RPG is considered to be limited and temporary.

While originally installed without planning permission, the building is considered necessary to manage the construction work at the site in relation to the Main House, and other buildings in future and its retention would limit the need for installation of a similar temporary structure at the site.

This application therefore proposes a temporary planning permission for a period of 3-years to cover the intended construction programme for Estate buildings and landscape enhancements.

Application Requirements

This application is accompanied by application forms, updated CIL information forms, and the requisite fee of £2,940.00. 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