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NOTICE OF MEETING

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MAIDENHEAD AREA DEVELOPMENT MANAGEMENT PANEL

will meet on

WEDNESDAY, 18TH MARCH, 2020

At 7.00 pm

in the

COUNCIL CHAMBER - TOWN HALL, MAIDENHEAD

TO: MEMBERS OF THE MAIDENHEAD AREA DEVELOPMENT MANAGEMENT PANEL

COUNCILLORS PHIL HASELER (CHAIRMAN), LEO WALTERS (VICE-CHAIRMAN), GURPREET BHANGRA, MAUREEN HUNT, GREG JONES, JOHN BALDWIN, MANDY BRAR, GEOFF HILL, JOSHUA REYNOLDS, DONNA STIMSON AND HELEN TAYLOR

SUBSTITUTE MEMBERS

COUNCILLORS DAVID CANNON, STUART CARROLL, GERRY CLARK, ANDREW JOHNSON, ROSS MCWILLIAMS, GURCH SINGH, CLIVE BASKERVILLE, SIMON BOND, CATHERINE DEL CAMPO, JON DAVEY AND NEIL KNOWLES

Karen Shepherd – Head of Governance - Issued: 10 March 2020

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at www.rbwm.gov.uk or contact the Panel Administrator **Shilpa Manek** 01628 796310

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AGENDA

PART I

| <u>ITEM</u> | <u>SUBJECT</u> | <u>PAGE NO</u> |
|-------------|---|--------------------|
| 1. | <p><u>APOLOGIES FOR ABSENCE</u></p> <p>To receive any apologies for absence.</p> | |
| 2. | <p><u>DECLARATIONS OF INTEREST</u></p> <p>To receive any declarations of interest.</p> | 5 - 6 |
| 3. | <p><u>MINUTES</u></p> <p>To confirm the part I minutes of the meeting of 19 February 2020.</p> <p><u>PLANNING APPLICATIONS (DECISION)</u></p> <p>To consider the Interim Head of Planning's report on planning applications received.</p> <p>Full details on all planning applications (including application forms, site plans, objections received, correspondence etc.) can be found by accessing the Planning Applications Public Access Module at http://www.rbwm.gov.uk/pam/search.jsp.</p> <p>APP = Approval CLU = Certificate of Lawful Use DD = Defer and Delegate DLA = Defer Legal Agreement PERMIT = Permit PNR = Prior Approval Not Required REF = Refused WA = Would Have Approved WR = Would Have Refused</p> | 7 - 10 |
| 4. | <p><u>19/02623/FULL - BEENHAMS FARM, BEENHAM HEATH, SHURLOCK ROW, READING</u></p> <p><i>Proposal: Construction of 3no. stable blocks comprising of 54 no. stables and 6no. tack rooms associated with existing equestrian (polo) use.</i></p> <p>Recommendation: PERMIT</p> <p>Applicant: Mr Fall</p> <p>Member Call-In: N/A</p> <p>Expiry Date: 21 February 2020</p> | 11 - 22 |

| | | |
|----|---|---------|
| 5. | <p><u>19/03606/OUT - LAND AT 106 TO 108 HIGH STREET AND 106 TO 108 HIGH STREET, MAIDENHEAD</u></p> <p><i>Proposal: Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for a self-contained six storey building comprising of 14 apartments. Retention of 440sqm commercial floorspace, provision of an undercroft car park at ground floor level and partial demolition of the rear part of the existing building (north facing) that faces West Street.</i></p> <p>Recommendation: PERMIT</p> <p>Applicant: Sorbon Estates Ltd</p> <p>Member Call-In: N/A</p> <p>Expiry Date: 2 April 2020</p> | 23 - 56 |
| 6. | <p><u>ESSENTIAL MONITORING REPORTS (MONITORING)</u></p> <p>To consider the Appeals Decision Report and Planning Appeals Received.</p> | 57 - 60 |

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

In accordance with the requirements of the Local Government (Access to Information) Act

1985, each item on this report includes a list of Background Papers that have been relied

on to a material extent in the formulation of the report and recommendation.

The list of Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed as a single Background Paper,

although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as

“Comments Awaited”.

The list will not include published documents such as the Town and Country Planning Acts

and associated legislation, Department of the Environment Circulars, the Berkshire Structure Plan, Statutory Local Plans or other forms of Supplementary Planning Guidance,

as the instructions, advice and policies contained within these documents are common to

the determination of all planning applications. Any reference to any of these documents will be made as necessary under the heading “Remarks”.

STATEMENT OF THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect

for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in the discussion or vote at a meeting.** The speaking time allocated for Members to make representations is at the discretion of the Chairman of the meeting. In order to avoid any accusations of taking part in the discussion or vote, after speaking, Members should move away from the panel table to a public area or, if they wish, leave the room. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any licence to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where:
 - a) that body has a piece of business or land in the area of the relevant authority, and
 - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: 'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: 'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

Agenda Item 3

MAIDENHEAD AREA DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 19 FEBRUARY 2020

PRESENT: Councillors Phil Haseler (Chairman), Leo Walters (Vice-Chairman), Gurpreet Bhangra, Catherine Del Campo, Maureen Hunt, John Baldwin, Geoff Hill, Joshua Reynolds, Gurch Singh, Donna Stimson and Helen Taylor

Also in attendance: Councillor Ross McWilliams

Officers: Tony Franklin, Shilpa Manek, Sean O'Connor, Fatima Rehman and Ashley Smith

APOLOGIES FOR ABSENCE

Apologies were received from Councillors Brar and Jones. Councillors Del Campo and Singh were substituting.

DECLARATIONS OF INTEREST

Councillor Del Campo declared a personal interest as she is a freelancer and occasionally works for Shanley Group.

Councillor Hill declared a personal interest in item 6 as he owns a property in Maidenhead Town Centre but was attending the meeting with an open mind.

Councillor Hunt declared a personal interest for item 6 as she owns a property in Maidenhead Town Centre but would leave the room and take no part in the Panel discussion and voting.

Councillor Walters declared a personal interest in item 5 and item 8 as he is a Bray Parish Councillor. Councillor Walters had not taken part in any discussions at the Parish Council and was attending with an open mind.

MINUTES

RESOLVED: That the minutes of the meeting held on 22 January 2020 be approved.

19/01140/FULL - LAND TO THE SOUTH OF 18 TO 20 AND OPEN SPACE TO THE SOUTH OF RAY MILL ROAD EAST MAIDENHEAD

NB: * Updates were received in relation to planning applications marked with an asterisk.

A first motion was put forward by Councillor Hunt to PERMIT the application contrary to Officers recommendation. Reasons included the economic benefits of the scheme on an underutilised site, the level affordable housing and contribution to the Councils' housing supply. This was seconded by Councillor Bhangra.

A named vote was carried out.

| 19/01140/FULL - LAND TO THE SOUTH OF 18 TO 20 AND OPEN SPACE TO THE SOUTH OF RAY MILL ROAD EAST MAIDENHEAD (Motion) | |
|--|---------|
| Councillor Phil Haseler | Against |
| Councillor Leo Walters | Against |
| Councillor Gurpreet Bhangra | For |
| Councillor Catherine del Campo | Against |
| Councillor Maureen Hunt | For |
| Councillor John Baldwin | Against |
| Councillor Geoffrey Hill | For |
| Councillor Joshua Reynolds | Against |

| | |
|--------------------------|---------|
| Councillor Gurch Singh | For |
| Councillor Donna Stimson | Against |
| Councillor Helen Taylor | Against |
| Rejected | |

The first motion was not approved.

A second motion was put forward by Councillor Taylor to REFUSE the application as per Officers recommendation. This was seconded by Councillor Baldwin.

A named vote was carried out.

| 19/01140/FULL - LAND TO THE SOUTH OF 18 TO 20 AND OPEN SPACE TO THE SOUTH OF RAY MILL ROAD EAST MAIDENHEAD (Motion) | |
|--|---------|
| Councillor Phil Haseler | For |
| Councillor Leo Walters | For |
| Councillor Gurpreet Bhangra | Abstain |
| Councillor Catherine del Campo | For |
| Councillor Maureen Hunt | Abstain |
| Councillor John Baldwin | For |
| Councillor Geoffrey Hill | Abstain |
| Councillor Joshua Reynolds | For |
| Councillor Gurch Singh | Abstain |
| Councillor Donna Stimson | For |
| Councillor Helen Taylor | For |
| Carried | |

It was agreed to REFUSE the application.

19/03251/OUT - PATTERNDALE FARM BLACKBIRD LANE MAIDENHEAD SL6 3SX

A motion was put forward by Councillor Walters to PERMIT the application as per Officers recommendation. This was seconded by Councillor Hunt.

A named vote was carried out.

| 19/03251/OUT - PATTERNDALE FARM BLACKBIRD LANE MAIDENHEAD SL6 3SX (Motion) | |
|---|-----|
| Councillor Phil Haseler | For |
| Councillor Leo Walters | For |
| Councillor Gurpreet Bhangra | For |
| Councillor Catherine del Campo | For |
| Councillor Maureen Hunt | For |
| Councillor John Baldwin | For |
| Councillor Geoffrey Hill | For |
| Councillor Joshua Reynolds | For |
| Councillor Gurch Singh | For |
| Councillor Donna Stimson | For |
| Councillor Helen Taylor | For |
| Carried | |

It was unanimously agreed to APPROVE the application.

19/03444/OUT - POUNDSTRETCHER 31 - 33 HIGH STREET MAIDENHEAD SL6 1JG

A motion was put forward by Councillor Reynolds to REFUSE the application as per Officers recommendation. This was seconded by Councillor Walters.

A named vote was carried out.

| 19/03444/OUT - POUNDSTRETCHER 31 - 33 HIGH STREET MAIDENHEAD SL6 1JG (Motion) | |
|--|------------------|
| Councillor Phil Haseler | For |
| Councillor Leo Walters | For |
| Councillor Gurpreet Bhangra | For |
| Councillor Catherine del Campo | For |
| Councillor Maureen Hunt | No vote recorded |
| Councillor John Baldwin | For |
| Councillor Geoffrey Hill | For |
| Councillor Joshua Reynolds | For |
| Councillor Gurch Singh | For |
| Councillor Donna Stimson | For |
| Councillor Helen Taylor | For |
| Carried | |

It was unanimously agreed to REFUSE the application.

19/03455/OUT - ZACARA POLO GROUND MARTINS LANE SHURLOCK ROW READING RG10 0PP

A motion was put forward by Councillor Walters to PERMIT the application as per Officers recommendation, with the condition of removal of condition 6, but requiring section 106 agreement to surrender existing planning rights. This was seconded by Councillor Singh.

A named vote was carried out.

| 19/03455/OUT - ZACARA POLO GROUND MARTINS LANE SHURLOCK ROW READING RG10 0PP (Motion) | |
|--|-----|
| Councillor Phil Haseler | For |
| Councillor Leo Walters | For |
| Councillor Gurpreet Bhangra | For |
| Councillor Catherine del Campo | For |
| Councillor Maureen Hunt | For |
| Councillor John Baldwin | For |
| Councillor Geoffrey Hill | For |
| Councillor Joshua Reynolds | For |
| Councillor Gurch Singh | For |
| Councillor Donna Stimson | For |
| Councillor Helen Taylor | For |
| Carried | |

It was unanimously agreed to APPROVE the application.

19/03501/FULL - LAND KNOWN AS BUDDS PASTURE EAST OF MONEYROW GREEN AND NORTH OF FOREST GREEN ROAD HOLYPORT MAIDENHEAD

A motion was put forward by Councillor Walters to PERMIT the application as per Officers recommendation. This was seconded by Councillor Singh.

A named vote was carried out.

| 19/03501/FULL - LAND KNOWN AS BUDDS PASTURE EAST OF MONEYROW GREEN |
|---|
|---|

| AND NORTH OF FOREST GREEN ROAD HOLYPORT MAIDENHEAD (Motion) | |
|--|---------|
| Councillor Phil Haseler | For |
| Councillor Leo Walters | For |
| Councillor Gurpreet Bhangra | For |
| Councillor Catherine del Campo | Abstain |
| Councillor Maureen Hunt | For |
| Councillor John Baldwin | Abstain |
| Councillor Geoffrey Hill | For |
| Councillor Joshua Reynolds | For |
| Councillor Gurch Singh | For |
| Councillor Donna Stimson | For |
| Councillor Helen Taylor | For |
| Carried | |

It was agreed to APPROVE the application.

ESSENTIAL MONITORING REPORTS (MONITORING)

The reports were noted by the Panel.

The Panel thanked Officers for all their hard work and wished Ashley Smith the best in his new role.

The meeting, which began at 7.00 pm, finished at 8.30 pm

CHAIRMAN.....

DATE.....

Agenda Item 4

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

18 March 2020

Item: 1

| | |
|--|---|
| Application No.: | 19/02623/FULL |
| Location: | Beenhams Farm Beenhams Heath Shurlock Row Reading |
| Proposal: | Construction of 3no. stable blocks comprising of 54 no. stables and 6no. tack rooms associated with existing equestrian (polo) use. |
| Applicant: | Mr Fall |
| Agent: | Mr Paul Dickinson |
| Parish/Ward: | Waltham St Lawrence Parish/Hurley And Walthams |
| If you have a question about this report, please contact: Susan Sharman on 01628 685320 or at susan.sharman@rbwm.gov.uk | |

1. SUMMARY

- 1.1 The proposal involves the provision of appropriate facilities in connection with the use of the land for an outdoor sport, which would preserve the openness of the Green Belt and not conflict with the purposes of including the land in the Green Belt. Accordingly, it is not inappropriate development and complies with paragraph 145 b) of the NPPF, adopted policies GB1 and GB2 (A) of the Local Plan and Policy Env.1 of the Neighbourhood Plan.
- 1.2 Furthermore, the proposal will not harm the setting of the adjoining Conservation Area, increase flood risk, or harm the amenities of local residents. The proposal therefore complies with National Planning Policy and Development Plan policies.

| |
|--|
| It is recommended the Panel GRANTS planning permission with the conditions listed in Section 13 of this report. |
|--|

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is approximately 33.9 hectares located on the north side of Cannons Lane, Beenhams Heath. The land is largely flat and open and there is an existing exercise track in the centre of the site.
- 3.2 The site is located in the Green Belt and within Flood Zones 2 and 3.

4. KEY CONSTRAINTS

- 4.1 The main planning policy constraints are the site's location within the Green Belt and within an area liable to flood.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The application seeks planning permission for the construction of 3 x stable blocks comprising 54 stables and 6 tack rooms, associated with the existing equestrian (polo) use, (approved under permission 18/03253). The stables would be sited towards the centre of the farm, over 200m from Cannons Lane, between an existing agricultural barn and horse exercise track, and adjacent to the polo fields.

5.2 Each stable block would measure approximately 5.2m wide by 30.5m long, with a maximum ridge height of 3m. The stables would be placed on a 10cm thick concrete base placed over an existing area of hardstanding, (measuring 36m x 36m), and would be constructed from a vertical timber clad metal frame. The roofing to each stable would be dark coloured profile sheet metal. A new concrete wash down area measuring 6m x 4m is also proposed next to the stables.

5.3

| Application | Description | Decision |
|------------------------------|--|---|
| 18/03253/FULL | Change of use from agriculture to mixed agriculture and D2 (equestrian/polo) use with associated parking and altered vehicular access from Cannons Lane. | Approved 14.02.19. |
| 12/00141/FULL | Part change of use from agriculture to equestrian use (polo) together with improved access to Cannons Lane. | Refused 18.01.12 Appeal dismissed 16.09.14. |
| 12/00140/FULL | Retention of 3 stable blocks providing 47 stables and 3 tack rooms together with related hardstanding and improved access to Cannons Lane. | Refused 18.01.12 Appeal against enforcement notice served in relation to the proposal dismissed 16.09.14 |
| 11/03227/FULL | 3 replacement gates. | Approved 17.01.12 |
| 11/02164/FULL | Retention of 5 cabins to provide groom's accommodation in association with equestrian use (polo), retention of 2 associated waste tanks. | Refused 22.09.11 |
| 11/00768/FULL & 11/00771/LBC | Change of use of existing barn to form a three bedroom dwelling (amendment to permissions 09/01070 & 09/01071). | Approved 09.05.11. |
| 09/01070/FULL & 09/01071/LBC | Change of use of existing farm building to form a two-bedroom dwelling to include internal and external alterations. | Approved 29.07.09. |
| 08/00231/FULL | Retention of a horse exercise track. | Approved 17.07.08. |
| 07/01587/FULL | Erection of a replacement barn. | Approved 19.11.07. |

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

6.1 The main strategic planning policies applying to the site are:

| Issue | Adopted Local Plan Policy |
|--------------------------|---------------------------|
| Impact on the Green Belt | GB1, GB2 (A), GB6 |
| Highways | P4, T5 |
| Flooding | F1 |

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Adopted Hurley and the Waltham's Neighbourhood Plan (2015-2030)

| Issue | Neighbourhood Plan Policy |
|--|---------------------------|
| Sustainable Development | Env 1 |
| Climate Change, Flood and Water Management | Env 2 |
| Accessibility and Highway Safety | T1 |

7. **MATERIAL PLANNING CONSIDERATIONS**

National Planning Policy Framework Sections (NPPF) (2019)

Section 13- Protecting Green Belt land

Section 14- Meeting the challenge of climate change, flooding and coastal change

Borough Local Plan: Submission Version (2018)

| Issue | Local Plan Policy |
|-------------------------------|-------------------|
| Development in the Green Belt | SP5 |
| Flood risk | NR1 |

Borough Local Plan: Submission Version Proposed Changes (2019)

| Issue | Local Plan Policy |
|-------------------|-------------------|
| Rural Development | QP5 |
| Flood risk | NR1 |

- 7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.
- 7.2 In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV. Public consultation ran from 1 November to 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the Proposed Changes are submitted to the Inspector. In due course the Inspector will resume the Examination of the BLPSV. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above both should be given limited weight.
- 7.3 These documents can be found at:
<https://www3.rbwm.gov.uk/blp>

Supplementary Planning Documents

- RBWM Interpretation of Policy F1

Other Local Strategies or Publications

- 7.4 Other Strategies or publications relevant to the proposal are:
- RBWM Landscape Assessment
 - RBWM Parking Strategy

More information on these documents can be found at:

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

9 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 18.11.19 and the application was advertised in the Local Press on 24.10.19.

No letters of representation have been received either supporting or objecting to the proposal.

Consultee responses

| Consultee | Comment | Where in the report this is considered |
|-------------------------------------|--|--|
| Waltham St. Lawrence Parish Council | Objects to the proposal: Conflict with GB2, GB6 and NPPF (145/6) by reason of greater impact on openness of Green Belt, harm by reason of scale and material increase in level of activity. This is supported by two previous appeal decisions. The proposal would contradict the Borough's own report to Panel on 13.2.19. If the LPA is minded to approve, the stables should be of a temporary nature, as in the Great Martins polo establishment, during the polo season only. There should be no permanent standing for horse boxes. On no account should there be a return to two sets of stables (the subject of previous enforcement), and the LPA should be aware of proliferation of establishments in the Parish, consisting of 4 polo establishments and 1 riding school. | 9.7 & 9.8 |
| Highway Authority | No objection. The Highway Authority does not consider the development will have a detrimental impact on highway safety. | 9.13 |
| Lead Local Flood Authority | No objection. | 9.10 – 9.12 |
| Environment Agency | No objection. The submitted Flood Risk Assessment states that the proposed stable buildings are metal frame and timber boarding and there is no solid wall proposed. On the understanding that there is no solid wall we can consider these floodable structures and therefore we have no objection on flood risk grounds. | 9.10 – 9.12 |
| Conservation | No objection. The proposal will not adversely impact upon the setting of the Beenhams Heath Conservation Area as the stables are modest in scale and have appropriate equestrian function. The buildings are set a fair distance from the historic structures on the farm and the highway and would have a negligible bearing upon the historic farmstead. | 9.13 |
| Environmental Protection | No objection. Recommends conditions in relation to construction working hours, deliveries and collection times in relation to construction and animal waste. | 9.14 |

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i The impact of the proposal on the Green Belt;
- ii Flood risk; and
- iii Other material considerations.

The impact of the proposal on the Green Belt

- 9.2 The planning history for the site (set out in Table 5.3 above) notes that a very similar proposal (12/00140/Full) was previously considered by the Local Planning Authority in 2012 and, having been refused, was also dismissed on appeal in 2014. At the time of these decisions, National Planning Policy Framework (NPPF) 2012 was relevant. However, and crucially to the determination of the 2012 proposals, the then NPPF did not identify material changes in the use of land, that preserved the Green Belt's openness and did not conflict with the purposes of including the site within the Green Belt, to not be inappropriate development. In other words, any change of use of land in the Green Belt was automatically inappropriate development regardless of its nature and/or impact. This was a significant departure from previous National Planning Policy. Given that the change of use of the land was not acceptable, it followed that the associated stables were also not acceptable and hence planning permission was refused. The Planning Inspector subsequently found there were no very special circumstances to justify allowing the stables and so the appeal in this respect was dismissed.
- 9.3 National Planning Policy was revised in July 2018 with paragraph 146 e), stating material changes in the use of the land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds) are not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purposes of including the land within it; (This remains the case under the most up-to-date version of the NPPF from February 2019). The change of use of the application site from agriculture to mixed agriculture/equestrian was therefore approved under application 18/03253/FULL.
- 9.4 Paragraph 145 b) of the NPPF states, "the provision of appropriate facilities (in connection with the existing use of the land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including the land within it" are not inappropriate development in the Green Belt.
- 9.5 In this case, the proposed stables and tack rooms are specifically required in relation to the existing polo use of the land. The approved polo use of the site allows the keeping, training and riding of polo ponies during the polo season (from the beginning of April to the end of September each year). The use specifically includes 3 no. pitches, each of which is around 4 hectares, (the equivalent to the size of three football pitches).
- 9.6 Application 18/03253 established that the main aim of the change of use of the land was to facilitate the exercising of polo ponies and playing of practice chukkas and low/medium goal matches. The rationale for the number of stables proposed is based on:
- The applicant has 16 ponies of his own. 9 or 10 are in his 'main string' of ponies which are used for matches and practice chukkas. The remaining 6 or 7 are either young ponies in training or older ponies not used regularly;
 - Practice chukkas take place on site. These involve 2 teams x 4 players each = 8 players. Each player has around 6 ponies in order to enable them to change their ponies after one or two chukkas. So this requires 8 x 6 ponies = 48 ponies. Although there are 3 pitches they rotate the matches played on each pitch so that they preserve / maintain their condition;
 - 48 ponies + the 6 or 7 young ponies in training and older ponies not used regularly = about 54 ponies.

- 9.7 Given the approved use of the application site allows for exercising of ponies, practising and match playing, and having regard to the nature of the sport in terms of potential numbers of players and chukkas, the number of proposed stables and tack rooms for the existing use is a reasonable requirement and appropriate to the existing outdoor sport.
- 9.8 As the proposal is acceptable in-principle, it is inevitable that there would be some loss of openness of the Green Belt. However, the low-lying nature of the buildings and siting away from public vantage points would limit the development's impact. When considering the appeal proposal in 2014, the Planning Inspector noted the stables were located with the main cluster of farm buildings on the site including the agricultural barn and that there would be only occasional views of them from the public footpath and highway. The Planning Inspector considered the visual impact of the stables was minimalised by their low height and distance from public vantage points, and because of the amount and extent of vegetation along the boundaries of, and within, the site itself, such that any impact on openness and visual amenities was to a small degree. Essentially, the proposed facilities would preserve the openness of the Green Belt as a whole both in a visual and spatial sense. In addition, the proposal would not conflict with the purposes of including the application site in the Green Belt, specifically it would not lead to the unrestricted sprawl of large built-up areas, lead to neighbouring towns merging into one another, lead to encroachment in the countryside, harm the setting and special character of historic towns, nor adversely impact on urban regeneration.
- 9.9 It is noted that the Parish Council has objected to the application, referring to the appeal decisions from 2014, (as outlined in section 5.3 of this report). However, as explained above, the national planning policy position has changed substantially since 2014, so that the development is now acceptable in-principle. Given that the principle of the proposal is acceptable, it follows that there would be some loss of openness, some increase in activity at the site and some encroachment of development into the countryside. However, it remains that any impact from the development on the Green Belt would be limited and would preserve the openness of the Green Belt as a whole and not compromise the purposes of the Green Belt. The reference to the Panel report of 13th February 2019 relates to a different type of development than the current proposal, for which the test of appropriateness, required by the NPPF, is different.
- 9.10 The Parish Council has also advised that if the LPA is minded to approve the application, the stables should be of a temporary nature during the polo season only, and that there should be no permanent standing for horse boxes. In addition, the Parish Council comments that on no account should there be a return to two sets of stables (the subject of previous enforcement), and the LPA should be aware of the proliferation of establishments in the Parish, consisting of 4 polo establishments and 1 riding school. In response to these issues, it is considered that as the stables are associated with the polo use of the site, which is itself restricted to the polo season from 1st April to 30th September and as controlled by condition 2 of 18/03253, it is not reasonable or necessary to condition the use of the stables to be temporary only. The application makes no reference to permanent standings for horse boxes and therefore it would not be reasonable to impose a planning condition to restrict these, particularly as a large area of hardstanding already exists for parking adjacent to the polo pitches. The current application is for one 'set' of stables, not two, and any future application for further development at the site would be treated on its own merits, which is also the case when considering the proposal in relation to the number of other equestrian establishments in the Parish.
- 9.11 To summarise, the proposal involves the provision of appropriate facilities in connection with the use of the land for an outdoor sport, which would preserve the openness of the Green Belt and not conflict with the purposes of including the land in the Green Belt. Accordingly, the proposal is not inappropriate development and complies with paragraph 145 b) of the NPPF, policies GB1 and GB2 (A) of the Local Plan and Policy Env.1 of the Neighbourhood Plan.

Flood risk

- 9.12 The site lies within Flood Zones 2 and 3 and therefore the applicant has submitted a site-specific Flood Risk Assessment (FRA) to accompany the application. National Planning Policy requires a sequential, risk-based approach to the location of development. In this case, the proposal is for the provision of stables associated with the existing and approved equestrian use (polo). By its

nature and association, the stables must be provided on the same site as the polo fields and near to the other farm buildings which provide storage for hay. The stable blocks would utilise an existing (authorised) area of hardstanding rather than create a new hardstanding area elsewhere. Accordingly, the proposal passes the Sequential Test, as required by paragraph 157 of the NPPF.

- 9.13 Table 2 'flood risk vulnerability classification' of Planning Policy Guidance on flood risk and coastal change shows that outdoor sport and recreation is a 'water-compatible' development. Table 3 confirms that water-compatible uses are acceptable within all flood zones. In addition, the proposed structures would be floodable and would not displace water. They would be constructed using a metal frame and timber boarding, with no solid walls. The nature of the construction is such that it would allow water to pass through the structures. As the stables are to be positioned on a concrete base over an existing area of hardstanding, any reduction in flood storage would be minimal, (arising from the small wash-down area only) as would any restriction in the flow of flood water, and particularly when having regard to the ground cover area of the development compared to the site area as a whole. Accordingly, the proposal will not increase flood risk at the site, nor lead to an increase in flood risk to others.
- 9.14 Neither the Environment Agency nor the Lead Local Flood Authority have objected to the proposal and the proposal complies with paragraphs 157 and 163 of the NPPF, Policy F1 of the Local Plan and Policy Env. 2 of the Neighbourhood Plan.

Other Material Considerations

- 9.15 The proposed facilities would be approximately 250m away from the closest residential property and will therefore not harm the living conditions of any neighbouring residents. Access to, and parking on, the site was approved under application 18/03253 and therefore the Highway Authority has no objections to the proposal. The proposal will not harm the setting of Beenhams Heath Conservation Area as confirmed by the Council's Conservation Officer.
- 9.16 Environmental Protection has suggested conditions be imposed, on any permission granted, relating to construction working hours, times of deliveries and storage and disposal of animal waste. The reasons for the suggested conditions is to protect the amenities of adjoining properties. However, these are not considered necessary or reasonable when having regard to the siting, scale and nature of the development, (low-lying metal frame stables which can be erected fairly quickly at a good distance away from neighbouring properties), or the size of the site, (manure is likely to be spread across the remaining farmland in the applicant's ownership).

10. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 10.1 The development is not CIL liable.

11. CONCLUSION

- 11.1 The proposal is appropriate development in the Green Belt and, subject to the conditions outlined in Section 13 below, will not harm the Green Belt or Conservation Area, increase flood risk, or harm the amenities of local residents. The proposal therefore complies with National Planning Policy and Development Plan policies.

12. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Proposed site layout
- Appendix C – Proposed elevations

13. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990

(as amended).

2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

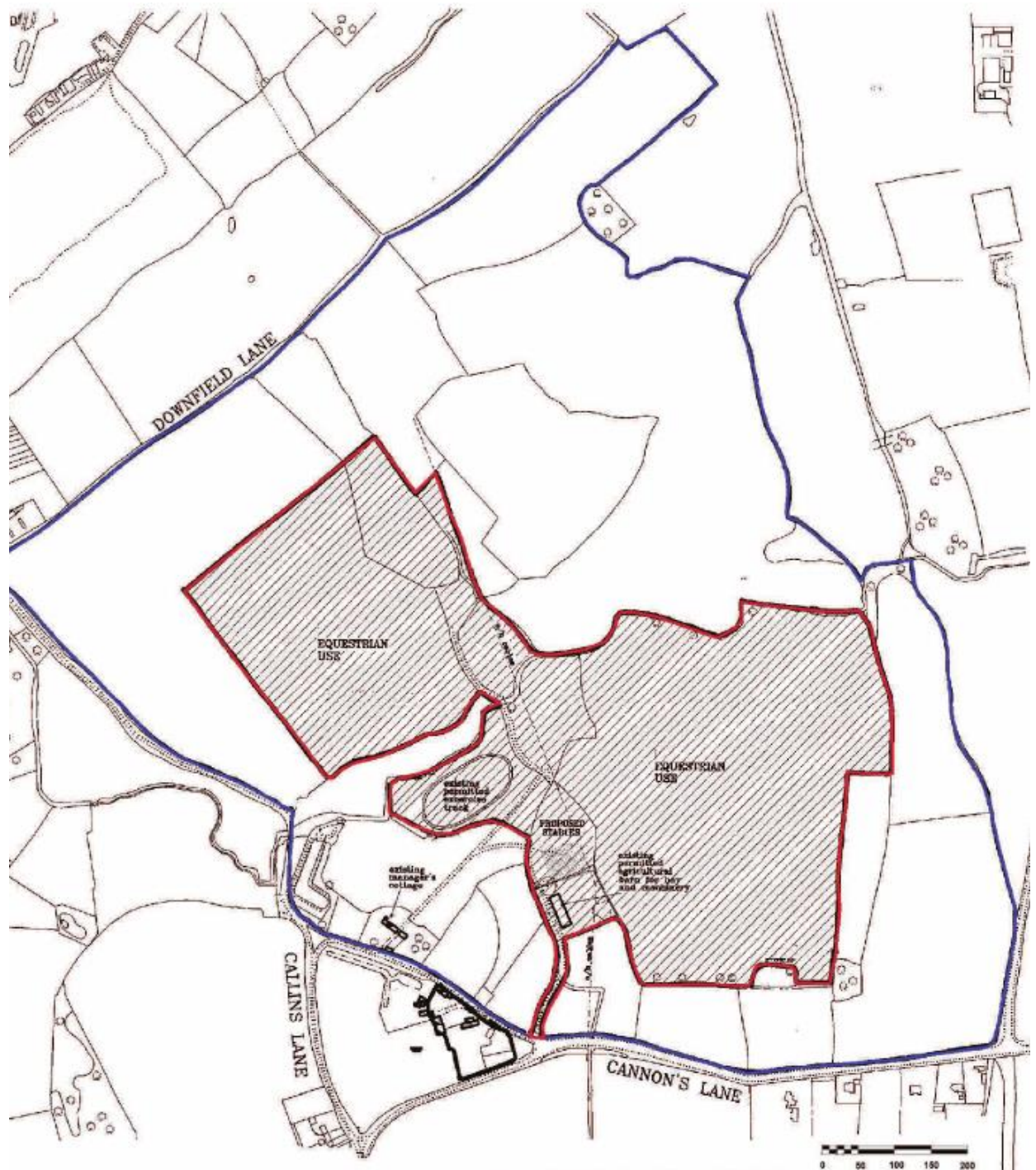
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

3 Prior to the erection of any external lighting on the site details of the location, lamp standard and illumination levels shall be first submitted to and approved in writing by the Local Planning Authority. Thereafter any lights shall only be erected in accordance with the approved details.

Reason: The site is in the Green Belt and control is required over any lighting to protect the character of the area. Local Plan Policy DG1.

4 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.



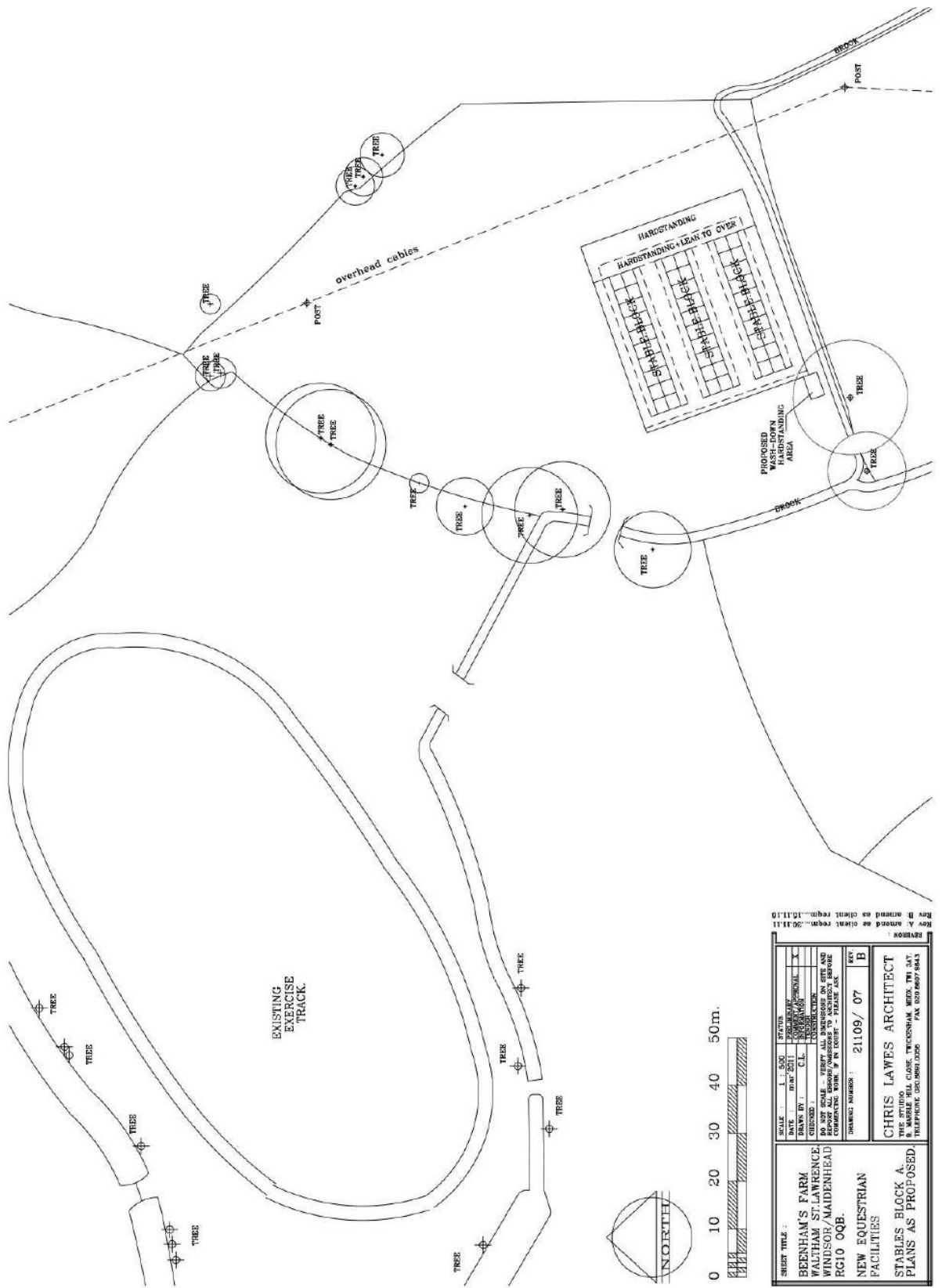
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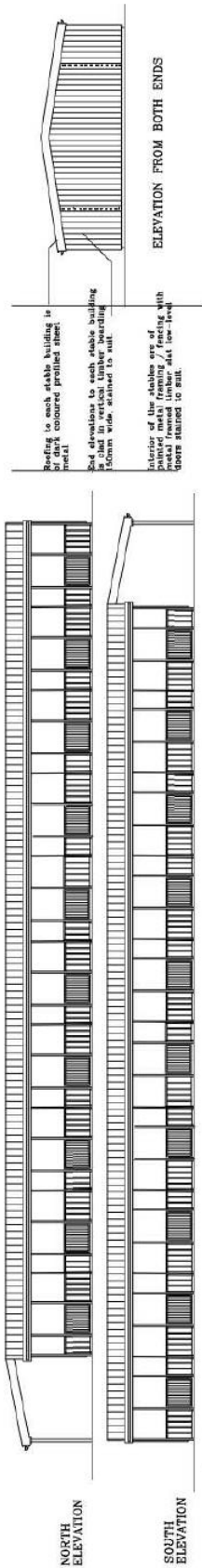


REVISION :
Rev Demand to client reqm:23.08.11
Rev Demand to client reqm:26.08.11
Rev Client amendments:06.04.11

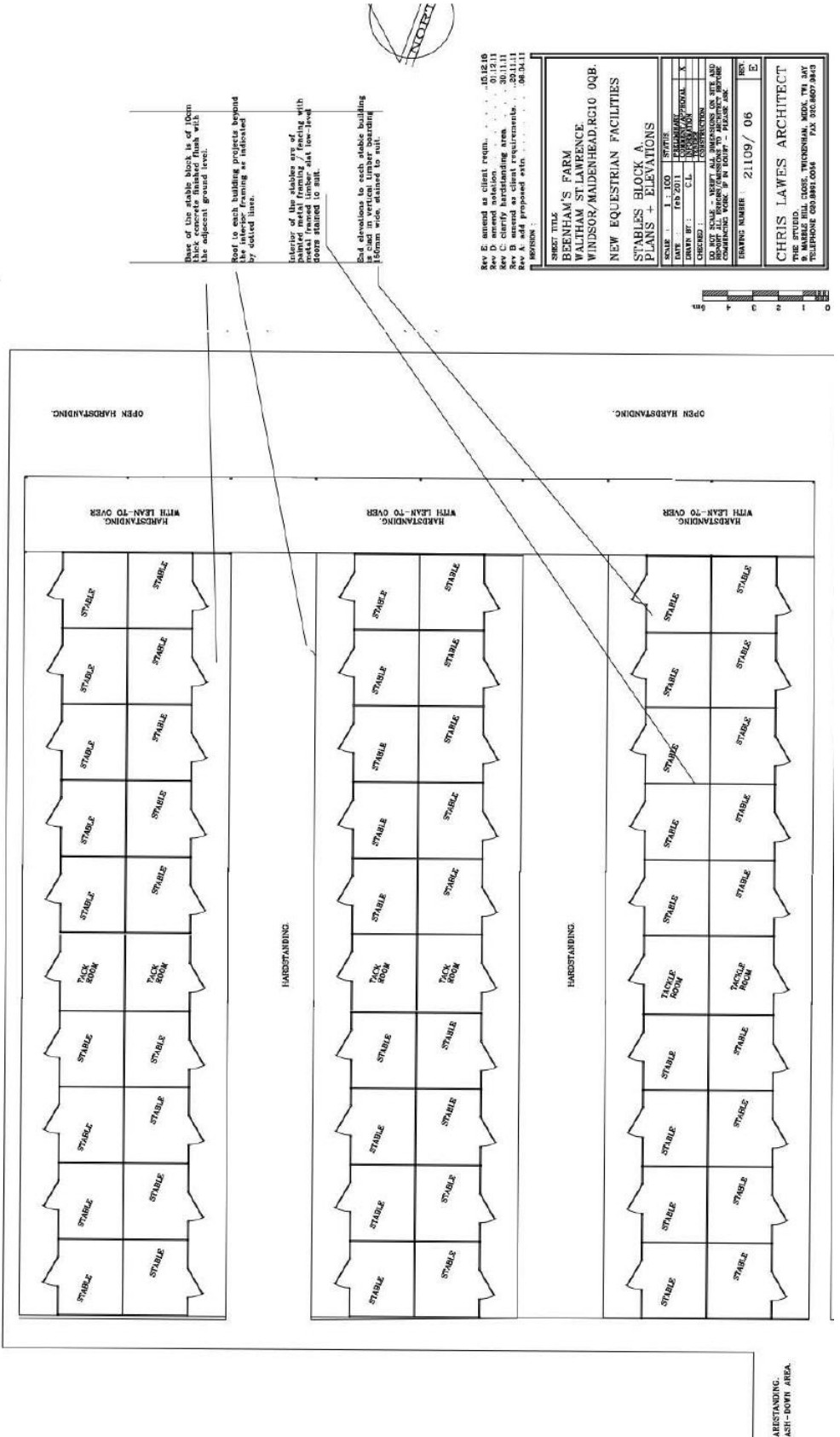
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|---|---|---|
| SHEET TITLE : BEENHAM'S FARM WALTHAM ST.LAWRENCE WINDSOR/MAIDENHEAD RG10 0QB. NEW EQUESTRIAN FACILITIES PROPOSED STABLES LOCATION PLAN. | SCALE : 1:5000 DATE : Feb 2011 DRAWN BY : C.L. CHECKED : | STATUS PRELIMINARY CONSULTATION / APPROVAL INFORMATION TENDER CONSTRUCTION |
| | VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS/OMISSIONS TO ARCHITECT BEFORE COMMENCING WORK IF IN DOUBT - PLEASE ASK. DRAWING NUMBER : 21109/ 03 REV. E | |
| CHRIS LAWES ARCHITECT THE STUDIO 2, MARBLE HILL CLOSE, TWICKENHAM, MIDDLESEX, TW9 5AY. TELEPHONE 020.8901.0056 FACSIMILE 020.8907.8648. | | |



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|---|--|------------|--|------------|--|-----------|--|------------------|--|-------|--|
| SHEET TITLE : | | DATE : | | DRAWN BY : | | CHECKED : | | DRAWING NUMBER : | | REV : | |
| BREENHAM'S FARM | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| WALTHAM ST. LAWRENCE | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| WINISOR/MAIDENHEAD | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| RC10 OQB. | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| NEW EQUESTRIAN FACILITIES | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| STABLES BLOCK A. | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| PLANS AS PROPOSED. | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| DESIGNED BY : | | DATE : | | DRAWN BY : | | CHECKED : | | DRAWING NUMBER : | | REV : | |
| CHRIS LAWES ARCHITECT | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| THE STUDIO | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| 9, MARBLE HILL CLARK, WICKONHAM, WICK, WILT. BA1 2JY. | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| TELEPHONE: 01299 330000 | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |
| FAX: 01299 330001 | | 15/01/2011 | | C.L. | | C.L. | | 21109 / 07 | | B | |



ELEVATION FROM BOTH ENDS



Base of the stable block is of 100mm concrete with a 100mm wide base to the adjacent ground level.

Roof to each building projects beyond the interior framing as indicated by dotted lines.

Interior of the stables are of painted metal framing / fencing with doors stained to suit.

Each stallion to each stable building is cast in vertical timber boarding 150mm wide, stained to suit.

Rev B amend as client req. 05.10.10
 Rev C amend as client req. 05.12.10
 Rev D amend as client req. 30.11.11
 Rev E amend as client requirements. 20.11.11
 Rev F amend as proposed with 06.04.12

SHEET TITLE
 BEENHAM'S FARM
 WALTHAM ST. LAWRENCE
 WINDSOR/MAIDENHEAD RG10 0QB.
 NEW EQUESTRIAN FACILITIES
 STABLES BLOCK A.
 PLANS + ELEVATIONS

SCALE: 1:100 STAIRS 1:20

| | | | |
|------|------------|-------------|----|
| DATE | 10.02.2011 | PREPARED BY | CL |
| DATE | 10.02.2011 | CHECKED BY | CL |
| DATE | 10.02.2011 | APPROVED BY | CL |

DESIGNED BY: CHRIS LAWES ARCHITECT
 DRAWN BY: CHRIS LAWES ARCHITECT
 CHECKED BY: CHRIS LAWES ARCHITECT
 CONSULTANT: CHRIS LAWES ARCHITECT
 DRAWING NUMBER: 2.1109/06

REV. E

CHRIS LAWES ARCHITECT
 THE STUDIO, MILL COUSE, THURSDAY, WINDSOR, WY.
 TELEPHONE: 01895 810004 FAX: 01895 810043

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Agenda Item 5

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

18 March 2020

Item: 2

| | |
|--|---|
| Application No.: | 19/03606/OUT |
| Location: | Land At 106 To 108 High Street Maidenhead And 106 To 108 High Street Maidenhead |
| Proposal: | Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for a self-contained six storey building comprising of 14 apartments. Retention of 440sqm commercial floorspace, provision of an undercroft car park at ground floor level and partial demolition of the rear part of the existing building (north facing) that faces West Street. |
| Applicant: | Sorbon Estates Ltd |
| Agent: | Mrs Rosalind Gall |
| Parish/Ward: | Maidenhead Unparished/St Marys |
| If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk | |

1. SUMMARY

- 1.1 The application is for outline permission for access, appearance, layout and scale with landscaping a reserved matter for the partial demolition to the rear of the existing building and new rear elevation; and a self-contained, flat roof, 6-storey building to the rear of 106-108 High Street fronting onto West Street to accommodate 14 apartments.
- 1.2 The proposal is not considered to prejudice the operation of the existing retail unit nor the future development of West Street Opportunity Area, and as a sustainable, town centre location residential development is encouraged. As such, there is no objection in principle to the proposal.
- 1.3 The proposal is not considered to harm the character or setting of the host building, nearby important non-listed buildings or Maidenhead Town Centre Conservation Area. While of a significant height and scale, the proposed residential building is not considered to harm the character of the High Street nor West Street, or the character of the wider area including the skyline when viewed from medium to long-range views.
- 1.4 The proposal is considered to have an acceptable impact on neighbouring amenity in terms of loss of light, visual intrusion and overlooking. Furthermore, the proposal would not result in harm to air quality during the construction or operational phase subject to conditions.
- 1.5 It is considered that there would be no harm in terms of highway safety and local highway infrastructure. The provision of vehicular parking is in accordance with the Council's Parking Strategy, and details to secure acceptable cycle parking can be conditioned.
- 1.6 It is considered that a connection to a surface water sewer system in West Street and the High Street can be made to the satisfaction of Thames Water, and therefore it is considered that the proposed surface water drainage system would be acceptable and can be implemented.
- 1.7 The proposal is not considered to harm archaeology subject to a condition securing the approval and implementation of a written scheme of investigation.

| |
|--|
| It is recommended the Panel GRANTS planning permission with the conditions listed in Section 13 of this report. |
|--|

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is located within Maidenhead Town Centre and comprises of no. 106-108 High Street, a late 19th century building located on the northern side of the High Street. The building itself comprises of 2 floors, but the frontage onto the High Street has the appearance of a 3-storey building and measures approximately 9m / 11.6m in height (eaves / ridge). To the rear there is a deep, modern extension which presents a plain brick elevation onto West Street. The ground floor is in retail use and currently occupied by Poundland with ancillary retail on the first floor. Each floor measures approximately 405sqm in floorspace. To the rear is a service area measuring approximately 300sqm with vehicular access from West Street.
- 3.2 No. 106-108 High Street are adjoined to the neighbouring properties on either side (no. 104 and 110-112 High Street). No. 104 is a 2-storey building with an undistinguished façade behind which is an older building (date unknown) that is currently occupied on both floors by an insurance broker, while No. 110-112 is a late 19th century 3-storey building that comprises of the former post office. In general, there are no substantial gaps between the buildings on the High Street, and so the High Street is flanked by buildings of varying heights and facades, limiting views out to the north and south. West Street has historically provided servicing for the properties on the High Street and the south side of West Street is particularly dominated by parking and servicing areas, resulting in a lack of a defined frontage.

4. KEY CONSTRAINTS

- 4.1 The site lies within Maidenhead Town Centre Conservation Area and designated as an important non-listed building of architectural and historic interest, which are unlisted buildings that make an important contribution to the character of the conservation area. The adjacent buildings at no. 104 and 110-112 are also designated as important non-listed buildings. As part of the High Street the site lies within a primary shopping area and it falls within Maidenhead Air Quality Monitoring Area. The rear of the site forms part of the West Street Opportunity Area.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The application is for outline permission for access, appearance, layout and scale with landscaping a reserved matter. The proposal is for partial demolition to the rear of the existing building and new rear elevation, providing approximately 220sqm of floor space on each floor; and a self-contained, flat roof, 6-storey building to the rear of 106-108 High Street fronting onto West Street.
- 5.2 At ground level of the new building is an under-croft accommodating 14 car parking spaces, a cycle store for 14 bicycles, bin store, plant room and entrance lobby. On the 1st to 5th floor are 14 x 2-bed flats. Between the existing and proposed building at first floor level is a courtyard measuring approximately 107sqm with access from the existing building. Amenity space for each flat is provided by a private terrace or balcony.
- 5.3 There is no planning history related to redevelopment of the site; however, a number of sites in the vicinity do benefit from extant permissions for development/redevelopment.

6 DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

- 6.1 The main Development Plan policies applying to the site are:

| Issue | Adopted Local Plan Policy |
|-----------------------------|---------------------------|
| Character and Appearance | DG1, H10, H11 |
| Impact on Conservation Area | CA1, CA2, CA6 |
| Town Centre and Retail Use | S7 |
| Housing Provision | H6, H8, H9 |
| Highway Safety and Parking | T5, T7, P4 |
| Air Pollution | NAP3 |

These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

6.2 Maidenhead Town Centre Area Action Plan (MTCAAP) (2011)

| Issue | MTCAAP Policy |
|------------------------------|---------------|
| Character and Appearance | MTC2, MTC 4 |
| Town Centre and Retail Use | MTC7 |
| Housing Provision | MTC12 |
| Highways | MTC14 |
| West Street Opportunity Area | OA2 |

7. MATERIAL PLANNING CONSIDERATIONS

7.1 National Planning Policy Framework Sections (NPPF) (2019)

Section 2 – Achieving Sustainable Development
 Section 4 – Decision-Making
 Section 5 – Delivering a Sufficient Supply of Homes
 Section 7 – Ensuring the Vitality of Town Centres
 Section 9 – Promoting Sustainable Transport
 Section 11 – Making Effective Use of Land
 Section 12 – Achieving Well-Designed Places
 Section 16 – Conserving and Enhancing the Historic Environment

7.2 Borough Local Plan: Submission Version (2017) and Submission Version Proposed Changes (2019)

| Issue | Plan Policy | Proposed Changes to Plan Policy |
|-----------------------------|-------------|---------------------------------|
| Character and Appearance | SP2, SP3 | QP1, QP3 |
| Impact on Conservation Area | HE1 | HE1 |
| Town Centre and Retail Use | TR3 | TR3 |
| Housing Provision | HO2, HO5 | HO2 |
| Highways | IF2 | IF2 |
| Air Pollution | EP2 | EP2 |

7.3 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.

7.4 In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV. Public consultation ran from 1 November to 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the

Proposed Changes are submitted to the Inspector. In due course the Inspector will resume the Examination of the BLPSV. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above both should be given limited weight.

7.5 These documents can be found at:
<https://www3.rbwm.gov.uk/blp>

7.6 Supplementary Planning Documents

- West Street Opportunity Area
- Planning Obligations and Developer Contributions

7.7 Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy
- Maidenhead Town Centre Conservation Area Appraisal

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/201027/planning_guidance

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

7 occupiers were notified directly of the application. The planning officer posted a notice advertising the application at the site on 8 January 2020 and the application was advertised in the Local Press on 9 January 2020. No letters were received supporting or objecting to the application.

Consultees

| Consultee | Comment | Where in the report this is considered |
|-----------------------|--|---|
| Arboriculture Officer | Applicant should implement a green roof, solar/photovoltaic panels, or green walls to increase opportunities for sustainability and biodiversity which should be encouraged. | The submitted Sustainability and Energy Statement states that it is proposed to install 10 x 330W photovoltaic panels, inclined 20 degrees towards due south on the flat roof of the new building. Based on the indicative roof plan of the new building as shown in Appendix 1 of the Sustainability and Energy Statement, it is considered that photovoltaic panels can be installed in a location which with minimal visual impact and details can be secured by condition (condition 15). |
| Berkshire Archaeology | No objection subject to condition securing a programme of archaeological works as the site lies in an area of archaeological potential. | Section 9 (vi) and condition 13 |

| | | |
|----------------------------|--|---|
| Conservation Officer | No objection in principle to the demolition of the rear part of the existing building, nor to a new structure being constructed in this location. However, raises concerns with regards to the height of the proposed building and it is considered that in order to create a coherent appearance to the emerging streetscape in this location there should be a consistent building height along this frontage. | Section 9 (ii) |
| Environmental Protection | No objection subject to conditions relating to a site-specific construction environmental management plan; measures to reduce dust and exposure to elevated MP10 concentrations during construction and demolitions in accordance with the Air Quality Assessment; restrictions on vehicle deliveries / collections; contaminated land; and informative on dust and smoke control. | Section 9 (iii), 9 (vii), conditions 11 and 12 and informative 5 It is not considered that conditions relating to restrictions on vehicle deliveries/collections or a Construction Environmental Management Plan are necessary to make the development acceptable in planning terms and these are therefore not recommended. |
| Highways Officer | No objection in relation to trip generation, access arrangements and car parking provision. The proposed layout for cycle parking is not acceptable but can be covered in the reserved matters application. | Section 9 (iv) and conditions 6, 7, 9 and 10 The reserved matters application is for 'landscaping' and cycle parking cannot be assessed under this issue. However, if minded to approve it is considered that details can be secured by condition 8. |
| Lead Local Flood Authority | Raises concerns over the status of the surface water drainage system in West Street, which may be a series of linked soakaways to which connection would not be ultimately permitted. Confirmation required on whether it is possible to provide attenuation of surface water runoff within the proposed development as it is normally expected that brownfield development should demonstrate a reduction in peak surface water discharge rates. | Section 9 (v) and condition 14 |
| Thames Water | No objection in relation to waste water and sewage treatment works infrastructure capacity. Applicants should be advised on public sewers crossing or close to the development and risk of damage; permits for groundwater discharge into the public sewer; and where a developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. | Noted and see informatives 1-4 |

Others

| Group | Comment | Where in the report this is considered |
|--------------------------|--|--|
| Maidenhead Civic Society | Innovative application which leaves the High Street Elevation unchanged and a positive attempt to co-ordinate development of the West Street frontage which also provides the benefit of parking. Due to the loss of the rear access for deliveries, the retail unit will have to be supplied outside the hours of restricted vehicular access to the High Street. | Noted. |

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Principle of Development
- ii Impact on Character, Including Maidenhead Town Centre Conservation Area
- iii Residential Amenity
- iv Highway Safety and Parking
- v Sustainable Drainage
- vi Archaeology
- vii Contaminated Land
- viii Housing Land Supply

i Principle of Development

Residential Development

9.2 Maidenhead town centre represents a sustainable location to live and, in addition to contributing towards meeting local housing need, an increase in residential units within Maidenhead town centre would bring more life into the area and help support local shops, services and facilities. In accordance, Local Plan policy H6 states that the Council will grant planning permission for the provision of additional residential accommodation within town centres and MTCAAP policy MTC12 states the new housing development will be supported throughout the town centre. As a material consideration, paragraph 85 of the NPPF states that planning policies and decisions should support the role of town centres at the heart of local communities. This includes recognition that residential development plays an important role in ensuring the vitality of town centres.

9.3 Therefore, the new block of residential flats to the rear of the site is supported in principle. However, overall acceptability is subject to compliance with polices relating to impact on the special character and appearance of the existing building as an important non-listed building and the wider Maidenhead Town Centre Conservation Area; highway safety and parking; impact on neighbouring amenity; air quality; sustainable drainage; archaeology; and overall planning balance. These issues are assessed below.

Retail Use

9.4 Maidenhead town centre is a focal point for shopping facilities which serves the local community and contributes to the vitality and viability of the area, and MTCAAP policy MTC7 seeks to maintain and enhance the town centre's role by supporting and enhancing retail activity.

- 9.5 The proposal seeks to retain the retail unit at no. 106 -108 High Street. There would be a reduction in commercial floor space by approximately 307sqm over the 2 floors, but it is considered that the remaining unit (440sqm over the 2 floors) would still be viable in terms of operation. An unviable retail unit in terms of operation would effectively result in the loss of a retail use to which there would be an objection in principle. The Council's Retail and Town Centre Study (2015) which assesses current and future trends reports that retailers are seeking more efficient space. This is a response to the growth of 'click and collect' and decline in 'bulk' shopping. Together with advances in technology to better manage stock, it is reported that in-town retail units do not necessarily need the same trading and storage space traditionally required. In this context it is considered that an adequate trading area and storage facilities would remain.
- 9.6 The proposal would result in the loss of the existing service area for the retail unit. The Design and Access Statement confirms that deliveries and refuse collection for the retail unit would be moved to the High Street frontage with deliveries and collection to be timed outside of the hours of 10am and 5pm when the High Street is pedestrianised. This is acceptable.

West Street Opportunity Area

- 9.7 The land to the rear of the site forms part of the West Street Opportunity Area, and MTCAAP policy OA2 has allocated the opportunity area for mixed-use led regeneration. This includes 21,000sqm of office space, 310 residential dwellings and complementary leisure provision. MTCAAP policy OA2 goes on to state that comprehensive development of the West Street Opportunity Area is preferred, but on the south side of West Street it is expected that there would be a more gradual approach due to multiple landowners and the fragmented nature of potential sites on the south side of West Street. A phased approach is accepted provided that the development is in line with the development and design framework and does not prejudice the future delivery of the opportunity area.
- 9.8 The proposal for 14 flats is in keeping with the overall framework by contributing to the planned housing, and as infill development on the south side of West Street it would not prejudice the future delivery of the opportunity area.

ii Impact on Character, Including Maidenhead Town Centre Conservation Area

Density

- 9.9 The proposal will result in approximately 200 dwellings per hectare (dph), which represents a high density development. However, this quantum of development is acceptable in principle as the town centre is a sustainable location and has been identified as an area for strategic growth. MTCAAP policy MTC12 states that higher density housing will be appropriate in suitable locations such as this.
- 9.10 Balanced against this, Local Plan policy H11 states that schemes that introduce a scale or density of new development which would be incompatible with and cause damage to the character of the area would be resisted, while paragraph 122 of the NPPF states that making efficient use of land should take into account the desirability of maintaining an area's prevailing character and setting and the importance of securing well-designed places.

Design Policies

- 9.11 Relevant design policies including Local Plan policy H10 and MTCAAP policy MTC4 require new development to display a high standard of design and where possible to enhance the existing environment. Local Plan policy DG1 states that harm should not be caused to the character of the surrounding area, while policy H11 states that in established areas planning permission will not be granted for schemes which introduce a scale or density of new development which would be incompatible with or cause damage to the character of the area. Specifically relating to the West Street Opportunity Area, MTCAAP policy OA2 advises on design principles including the requirement for high quality architecture with active frontages to West Street, and buildings

which enhance skylines and make a positive contribution to wider views with particular attention to neighbouring development including heritage assets, roof design and variations in building height. As a material consideration, paragraphs 124 and 130 of the NPPF advise that high quality buildings and places are fundamental to what planning should achieve and permission should be refused for development of poor design that fails to take the opportunity for improving the character and quality of the area.

- 9.12 The Council is also required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area to accord with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local Plan policy CA2 requires development to preserve or enhance the character or appearance of the conservation area by ensuring development is of a high standard of design and sympathetic to local character in terms of siting, proportions, scale, form, height, materials and detailing. As a material consideration, paragraphs 193 to 196 of the NPPF states that the historic environment will be conserved and enhanced in a manner appropriate to its significance, and any harm to the significance of a heritage asset (whether designated or non-designated) or its setting will not be permitted unless the harm to the special interest is outweighed by public benefit.

Identified Character of the Area and Existing Building

- 9.13 The sites lie within the historic core of Maidenhead, as identified in the Council's Townscape Assessment. The Council's Townscape Assessment identifies the historic core as having a clear hierarchy of roads comprising of a main through-route (the High Street) with subsidiary roads leading off the principle streets (King Street, Queen Street, Market Street). Key characteristics include buildings of human scale, typically 2 to 4 storeys in height, with variations in roofscape and frontages creating interest within the streetscene. Building frontages open directly onto the street, resulting in an active character.
- 9.14 The historic core of Maidenhead forms part of Maidenhead Town Centre Conservation Area. The significance of the conservation area differs from one street to the next as the town centre has developed piecemeal through the passage of time. However, the High Street mainly consists of purpose-built commercial premises with residential above, and aesthetically the character of the High Street consists predominantly of Victorian and Edwardian façades with remnants of earlier buildings behind the facades, and some modern 20th century insertions. In terms of scale and mass, the large majority of the built form within the conservation area is 2 to 4 storeys in height, which is typical of the eras in which they were built.
- 9.15 In the Maidenhead Town Centre Conservation Area Appraisal, No. 106-108 High Street is identified as a non-listed building of architectural and historic interest in Appendix C. While the shop front is modern, the upper floor has retained its original late 19th century symmetry and features including good quality sash windows and stone surrounds. The rear has been extended which is utilitarian and plain in appearance. Nos. 104 and 110-112 High Street are also identified as non-listed buildings of architectural and historic interest. For clarity, it is noted that the list in Appendix C of the Maidenhead Conservation Area Appraisal incorrectly lists no. 104 High Street as no. 98 High Street. However, the accompanying description and photograph is of no. 104 High Street. The 2-storey building is described as having an undistinguished, painted brick façade with sash windows which conceals a much older building. This is evidenced by the remains of a queen strut roof, indicating a possible historic timber framed structures. The former Post Office at No. 110-112 dates from c.1894 and comprises of a 3-storey brick building with stone dressings in a Tudor revival style by Sir Henry Tanner.
- 9.16 The site backs onto West Street which lies within the historic town fringe. Historically West Street has acted as a service road for the High Street premises and so the southern side of West Street is dominated by parking and servicing areas. On the northern side of West Street is a mix of development dominated by the BT Telecom Exchange, which is a large scale 7 storey, post-war building. To the west of the BT Exchange is an open surface car park (West Street Car Park) while to the east is the former Portland Arms public house and a Quaker Meeting House which are more domestic in scale at 2 storey. The eastern end of West Street comprises of modern hotel and office development, and the Grade II Listed United Reformed Church. Overall, the

environment and experience of West Street is of a mixed, poor quality, and lifeless urban environment.

Layout, Siting, Height and Scale

- 9.17 Fronting onto West Street would be a new 5-storey block of flats measuring approximately 18m in height. It would be a storey higher than the prevailing heights of the other buildings in the area, but the Maidenhead Town Centre Area Action Plan identifies the West Street Opportunity Area as an area suitable for taller building and in short-views the proposed 5th storey would be set back by approximately 2.4m from West Street which would reduce its visual prominence within this streetscene. The balconies on the West Street elevation are also inset, which results in some visual interest and relief, and together with the set back of the top floor would also mitigate any undue visual overbearing impact to West Street.
- 9.18 The West Street Opportunity Area Supplementary Planning Document (SPD), which provides guidance to support the Maidenhead Town Centre Area Action Plan advises that building heights should be varied to create a dynamic skyline. In medium-to-long range views from Bad Godesberg Way and Marlow Road, and long-distance views from the north of Maidenhead (Long Lane), the proposal would be seen in the wider context of this part of Maidenhead, which is characterised by varied heights and roofscape including taller buildings such as the telecoms exchange and Berkshire House. In this context it is considered that the proposed height would not be overly conspicuous or dominant and would contribute to the visual interest of the skyline.
- 9.19 In terms of views from within the conservation area, the frontage of the existing building onto the High Street would remain the same and so there are no concerns on impact to the High Street or conservation area in this respect. In relation to the new building to the rear of no. 106-108 High Street, the Maidenhead Town Centre Conservation Area Appraisal advises that significant tall building development has been granted within the town centre and tall schemes are anticipated in various areas within the town centre including the West Street Opportunity Area. These proposals have the potential to affect the character and setting of the conservation area and appropriate assessment should be made about how any given proposal would affect the significance of it. In this case the new building would not be readily perceived from the High Street due to its siting behind the existing building and the tight urban grain which would limit where the proposed building could be seen from public vantage points along the High Street. It is therefore considered that the new building would preserve the character and the setting of Maidenhead Town Centre Conservation Area.
- 9.20 The new building fronting West Street would be substantial in scale and would be sited within the setting of no. 104, 106-108 and 110-112 High Street, which are designated as important non-listed buildings of architectural and historic interest. The proposed undercroft forming the ground floor of the new building would also extend up to the new rear elevation of no. 106-108 High Street. However, for the reasons outlined in the preceding paragraph there would be limited visual impact when seen from the High Street and so the setting of the buildings from this vantage point would not be unduly harmed. From West Street, the existing extensions and servicing areas behind no. 104, 106-108 and 110-112 High Street provides a poor-quality setting to the important non-listed buildings. Therefore, it is not considered that the proposal would further compromise the setting of no. 104, 106-108 and 110-112, and in general would not be out of keeping with a visually built-up, urban area.

Architectural Detailing and Active Frontages

- 9.21 The proposed rear elevation of the existing building when viewed from the proposed roof-terrace / courtyard would have a utilitarian and plain appearance which is similar to the existing and considered to result in a neutral and inoffensive appearance. In relation to the new building fronting West Street, the West Street Opportunity Area SPD aims to create a livelier and more attractive environment along West Street. Much of the ground floor frontage would comprise of screen walls for the undercroft parking area, but the SPD advises that stronger boundary would better define, screen and manage parking and in relation to an active frontage the West Street elevation includes the main pedestrian access to serve the residential accommodation. There would also be windows and balconies on the upper floors serving the flats. This would potentially

increase activity on West Street and passive surveillance which would help deter anti-social behaviour and create a more attractive environment. Overall, the West Street elevation is acceptable in appearance and the materials palette is reflective of West Street in general.

iii Residential Amenity

- 9.22 Local Plan policy H11 states that in established residential areas development which introduces a scale or density that would cause damage to the amenity of the area would be resisted. As a material consideration, paragraph 127 of the NPPF states that planning decisions should ensure that development should achieve a high standard of amenity for existing and future users.
- 9.23 On the north side of West Street is West Street Car Park. The West Street Opportunity Area SPD identifies West Street Car Park as a potential site for a new landmark building, but the illustrative masterplan indicates that a building could be accommodated on this site with an acceptable relationship with an infill development at no. 106-108, and there would be a minimum 11m separation distance between the West Street Frontages which is a common front-to-front relationship. Therefore, the proposal is not considered to prejudice development at West Street Car Park.
- 9.24 In relation to adjacent neighbours, Prior Approval for a change of use from offices to residential at no. 110-114 High Street was required and granted (ref: 19/03187/CLASSO). However, the change of use has not yet been implemented and there is no guarantee that a change of use would occur. Therefore, for the purposes of this assessment no. 110-114 High Street is considered as a commercial property. No. 104 High Street is also currently a commercial property.
- 9.25 On the opposite side of the High Street, there are residential properties on the upper floors. However, given that there are no changes to the High Street elevation it is considered that there would be no undue loss of light, visual intrusion or loss of privacy to these residential units.

Air Quality

- 9.26 The site lies within an Air Quality Management Area (AQMA) due to the exceedance of the air quality objectives with regard to the annual mean nitrogen dioxide particulate matter. Paragraph 181 of the NPPF requires planning decisions to sustain and contribute compliance with relevant limits and take opportunities to improve air quality or mitigate potential impacts from both the construction and operational phases.
- 9.27 An Air Quality Assessment has been submitted, which includes details of measures to reduce the risk of dust complaints and exposure to elevated PM10 concentrations to an acceptable level during demolition and construction. These are considered to be acceptable and if minded to approve can be secured by condition. In relation to the operation phase, the main air pollutant for the area is caused by road traffic. The development is predicted to generate 34 daily vehicle movements, which is not considered to result in a significant impact on air quality, and the air quality monitoring results for NO2 and PM10 indicates that concentrations on the application site are below the Air Quality Objectives and so the impact of air quality conditions on future residents are not considered to be significant.

iv Highway Safety and Parking

- 9.28 Local Plan policy T5 requires all development proposals to comply with adopted highway design standards, policy P4 requires all development proposals to accord with adopted car parking standards, and policy T7 seeks to ensure that new development makes appropriate provision for cyclists including cycle parking. MTCAAP policy MTC14 states that where appropriate development should provide adequate parking facilities.

Trip Generation

- 9.29 It is considered that the number of AM and PM trips generated by the proposal are likely to be slightly higher than indicated in the applicant's submission. However, the anticipated level of vehicular trips in comparison to the existing level of vehicular trips is not considered to raise any severe adverse impacts regarding traffic capacity and or congestion on the local highway network to warrant refusal.

Access

- 9.30 There is an existing vehicular access from West Street, which is currently used for servicing. Amendments to the existing access to provide required visibility splays (2.4m by 43m) are proposed as shown on drawing ref: 8190567/6101, which are in accordance with Manual for Streets and therefore acceptable.

Car and Cycle Parking

- 9.31 14 car parking spaces are proposed within the Ground Floor undercroft, and this level of car parking is in accordance with the Council's adopted Parking Standards. However, with regard to cycle parking, the proposed layout shows 12 bikes in 'double racks' (two-tier stands) and 2 bikes in 'single racks'. For the two-tier system there is a separation distance of 0.37m when current best practice recommends a minimum separation distance of 0.450m between the cycle stands. Furthermore, the layout fails to provide a minimum aisle width of 2.5m which is required beyond the lowered frame to enable the cycle to be loaded and manoeuvred into position. In relation to the single rack provision, the racking system only secures the front wheels and not the frame of the cycle. However, while the details submitted are unacceptable, it is considered that full details of a scheme for acceptable cycle parking can be secured by condition (condition 8).

v Sustainable Drainage

- 9.32 Paragraph 165 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. For the commercial property it is proposed that surface water would continue to drain via downpipes and existing connection to a surface water sewer in the High Street and for the residential property the proposal is to drain via downpipes to Thames Water surface water sewer in West Street via an existing connection.
- 9.33 Concerns have been raised by the Lead Local Flood Authority that the surface water sewer system in West Street is a series of linked soakaways to which connection would not ultimately be permitted. However, the submitted Drainage and Utilities Statement states that there is an existing connection to the sewer, and Thames Water have granted a connection under S106 of the Water Industry Act 1991 for other development to a surface water sewer in West Street. Therefore, it is considered that a connection could be made to the satisfaction of Thames Water. If minded to approve, full details of an acceptable Sustainable Drainage Scheme in compliance with the non-statutory technical standards can be secured by condition (condition 14).
- 9.34 In relation to whether it is possible to provide attenuation of surface water runoff within the proposed development, which is normally expected from brownfield sites, the site comprises entirely of building or hardstanding and is currently impermeable. There will be no change in impermeable areas as a result of the development and it is acknowledged that there is limited opportunity to reduce surface water runoff otherwise. Therefore, a failure to reduce surface water runoff is not considered to warrant refusal in this instance. For clarity, there would be no increase in the run-off rates or volumes as a result of the proposal.

vi Archaeology

- 9.35 Local Plan policy ARCH3 states planning permission will not be granted for proposals which appear likely to adversely affect archaeological sites of unknown importance unless adequate evaluation enabling the full implications of the development on archaeological interests is carried out prior to the determination of the application. This is supported by paragraph 189 of the NPPF

which states that where a development site has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 9.36 The site lies in an area of archaeological significance due to its location within the historic town of Maidenhead. The area has been a focus of settlement, agriculture and burial from the early prehistoric period to the present day as evidenced by data held by Berkshire Archaeology's Historic Environmental Record. Furthermore, medieval deposits have been recorded to the rear of 1-3 High Street, No. 44 High Street and 66 High Street, while an archaeological evaluation directly adjacent to the site (No. 110-114 High Street) recorded 17th century material. In addition, excavations in West Street in 2014 and 2015 recorded a late 18th and early 19th century burial ground associated with the former West Street Congregational Chapel.
- 9.37 It is therefore considered that investigation may yield something of archaeological interest and if minded to approve a condition is recommended to secure a programme of archaeological work including a written scheme of Investigation to be submitted to and approved by the Local Planning Authority (condition 13). This is in line with Paragraph 141 of the NPPF which states developers should 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 their impact, and to make this evidence (and any archive generated) publicly accessible. In this case it is considered that further archaeological investigation can be undertaken post-permission as there has been some previous development on the site.

vii Contaminated Land

- 9.38 The site comprises of brownfield land. If minded to approve a condition to ensure any risks from land contamination to the future users of the land and neighbouring land are minimised can be imposed (condition 12).

viii Housing Land Supply

- 9.39 Paragraphs 10 and 11 of the NPPF set out that there will be a presumption in favour of Sustainable Development. The latter paragraph states that:

For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 9.40 Footnote 7 of the NPPF (2019) clarifies that:

'out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).'

- 9.41 At the time of writing, the Council is unable to demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer).
- 9.42 There are no 'restrictive' policies relevant to the consideration of this planning application which would engage section d(i) of paragraph 11 of the NPPF, and so for the purpose of this application and in the context of paragraph 11 of the NPPF, including footnote 7, the so-called 'tilted balance' is engaged. The assessment of this and the wider balancing exercise is set out below in the conclusion.

10.1 In accordance with the Council's adopted Community Infrastructure Levy (CIL) Charging Schedule, the development is CIL liable, but the required CIL payment for the proposed development is set at £0 per square metre.

11. CONCLUSION

11.1 Paragraph 11 of the NPPF sets out that the presumption in favour of sustainable development applies and with regard to section 9 (vii) of this report it is considered that the 'tilted balance' should be applied. This sets out that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

11.2 It is considered that the proposal would not prejudice the operation of the existing retail unit nor the future development of West Street Opportunity Area and residential development is encouraged in a sustainable town centre location such as this.

11.3 The proposal is not considered to result in harm to the significance of the heritage asset (Maidenhead Town Centre Conservation Area and important non-listed buildings) including their setting. It is not considered to result in harm to the streetscene when viewed from the High Street or West Street or the character of the area when viewed from the wider locality.

11.4 The scheme would have an acceptable impact on neighbouring residential amenity in terms of loss of light, visual intrusion, overlooking and air quality. It is considered that there would be no harm in terms of highway safety and the local highway infrastructure. The provision of car parking is in accordance with the Council's Parking Strategy, and acceptable cycle parking can be provided. It is considered that the proposed surface water drainage system can be achieved, and the proposal is not considered to harm archaeology subject to a condition securing the approval and implementation of a written scheme of investigation.

11.5 Weighing in favour of the proposal paragraph 68 of the NPPF states that local planning authorities should support the development of windfall sites through policies and decisions and give great weight to the benefits of using suitable sites within existing settlements for homes. The site is considered to be a windfall site (sites not specifically identified in the development plan) and considered to be a suitable site within an existing settlement for homes. Furthermore, comprising of previously developed land for residential development, paragraph 118 of the NPPF goes on to state that planning decisions should give substantial weight to the proposal.

11.6 On the basis of the above, the benefits of the proposal would demonstrably outweigh any identified harm.

12. APPENDICES TO THIS REPORT

- Appendix A – Site Location Plan and Site Layout
- Appendix B – Proposed Plans and Elevations

13. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1 Application for approval of the reserved matters for landscaping shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 No development on the site shall commence until details of the landscaping of the site (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that planning permission for the whole of the development exists before the development commences, in accordance with the requirements of Section 57 of the Town and

Country Planning Act 1990 as amended.

3 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

4 No development shall take place other than for demolition, site preparatory works and ground works until samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.

Reason: In the interests of the visual amenities of the area. Relevant Local Plan Policy DG1, H10, H11, CA2, Maidenhead Town Centre Area Action Plan policy OA2, and paragraphs 124, 130, 193, 196 of the National Planning Policy Framework.

5 The proposed building shall be built to the ground levels and heights shown on the approved drawings ref: 400 rev. 05, 401 rev. 05 and 403 rev. 05.

Reason: In the interests of the visual amenities of the area and the street scene. Local Plan Policy DG1, H10, H11, CA2, Maidenhead Town Centre Area Action Plan policy OA2, and paragraphs 124, 130, 193, 196 of the National Planning Policy Framework.

6 No part of the development shall be occupied until the access has been constructed in accordance with drawing ref: 8190567/6101. The access shall thereafter be retained as approved. The existing access to the site of the development shall be reduced in length immediately upon the new access being first brought into use. The footways shall be reinstated before the development is first occupied in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1.

7 No part of the development shall be occupied until vehicle parking space has been provided in accordance with drawing ref: 200 rev. 05. The space approved shall be retained for parking in association with the development. Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.

8 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1

9 No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with drawing ref: 200 rev. 05. These facilities shall be kept available for use in association with the development at all times.

Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.

10 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.

11 The development shall be carried out in accordance with the dust emissions mitigation measures in Table 19 of the Air Quality Assessment ref: 2935r1.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development and to minimise exposure to elevated PM10 concentrations to an acceptable level within the Air Quality Management Area.

12 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected

contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. **Site Characterisation** An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- a survey of the extent, scale and nature of contamination;
- an assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, adjoining land, groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- an appraisal of remedial options, and proposal of preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11'.

2. **Submission of Remediation Scheme.** A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. **Implementation of Approved Remediation Scheme.** The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. **Reporting Unexpected Contamination** In the event that contamination is found at anytime when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is the subject of the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

5. **Long Term Monitoring and Maintenance** A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of (x) years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy Local Plan NAP4.

- 13 No development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance, the programme and methodology of site investigation and recording, the programme for post investigation assessment, provision to be made for analysis of the site investigation and recording, provision to be made for publication and dissemination of the analysis and records of the site investigation, provision to be made for archive deposition of the analysis and records of the site investigation, and nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. The Development shall take place in accordance with the approved Written Scheme of Investigation. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work in accordance with Local Plan policy ARCH 3 and ARCH4.

- 14 No construction shall commence (excluding demolition to slab level, site preparatory works and any contaminated and archaeological investigations) until a surface water drainage scheme for the development, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. Details shall include full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details; supporting calculations confirming compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems; Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented. The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.

Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere. This condition is pre-commencement to ensure that the sustainable urban drainage scheme can be achieved without conflicting with the approved development. Relevant Policies: Paragraph 163 and 165 of the NPPF.

- 15 Prior to the installation of the 10 x 330W photovoltaic panels as shown on drawing ref: 220 rev. 05 in Appendix 1 of the Sustainability and Energy Statement full details including their siting, design and incline shall be submitted to and approved in writing by the Local Planning authority. The work shall be carried out and thereafter maintained in accordance with the approved details.

Reason: To protect and preserve the character of area. Local Plan policy Local Plan Policy DG1, H10, H11, CA2, Maidenhead Town Centre Area Action Plan policy OA2, and paragraphs 124, 130, 193, 196 of the National Planning Policy Framework.

Informatives

- 1 There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services they provide in any other way. The applicant is advised to read their guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning->

your-development/Working-nearor-diverting-our-pipes.

- 2 As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read their guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>.
- 3 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 4 Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to their website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>
- 5 applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities. applicant should be aware the permitted hours of construction working in the Authority are as follows:
 - Friday 08.00 - 18.00
 - 08.00 - 13.00
 - working on Sundays or Bank Holidays.

Appendix B – Proposed Elevations and Floor Plans

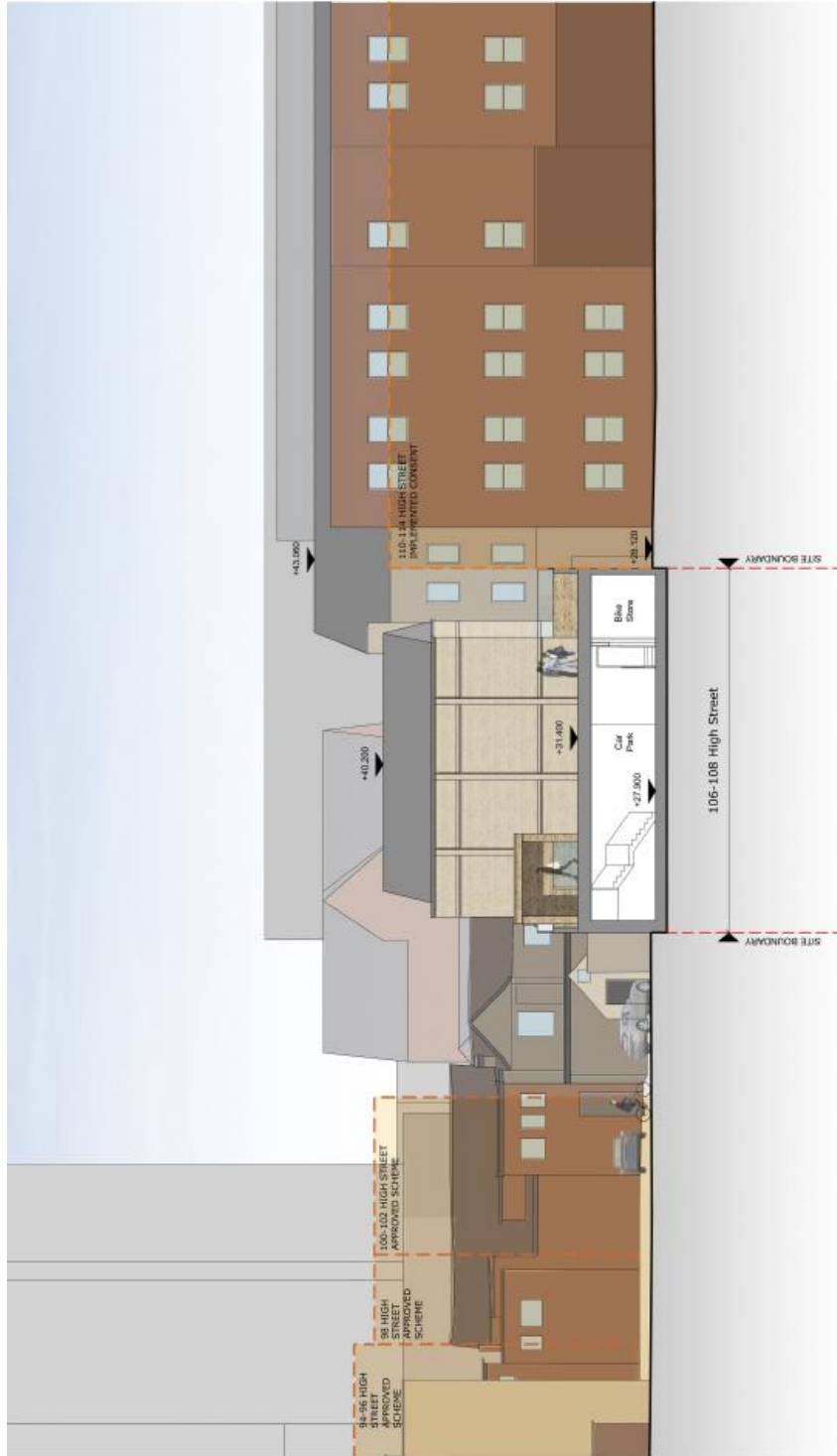


Project
106-108 High Street
 Maldenhead
 client
 Sorbon Estates
 www.wamarchitecture.com

Drawing Title
Proposed High Street Elevation
 2002 No. 300
 Date 05/13/2019
 Author MB
 Checked SM
 Scale 1:200@A3/1:100@A1
 For Approval

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 Windsor, Berkshire, SL4 1PD
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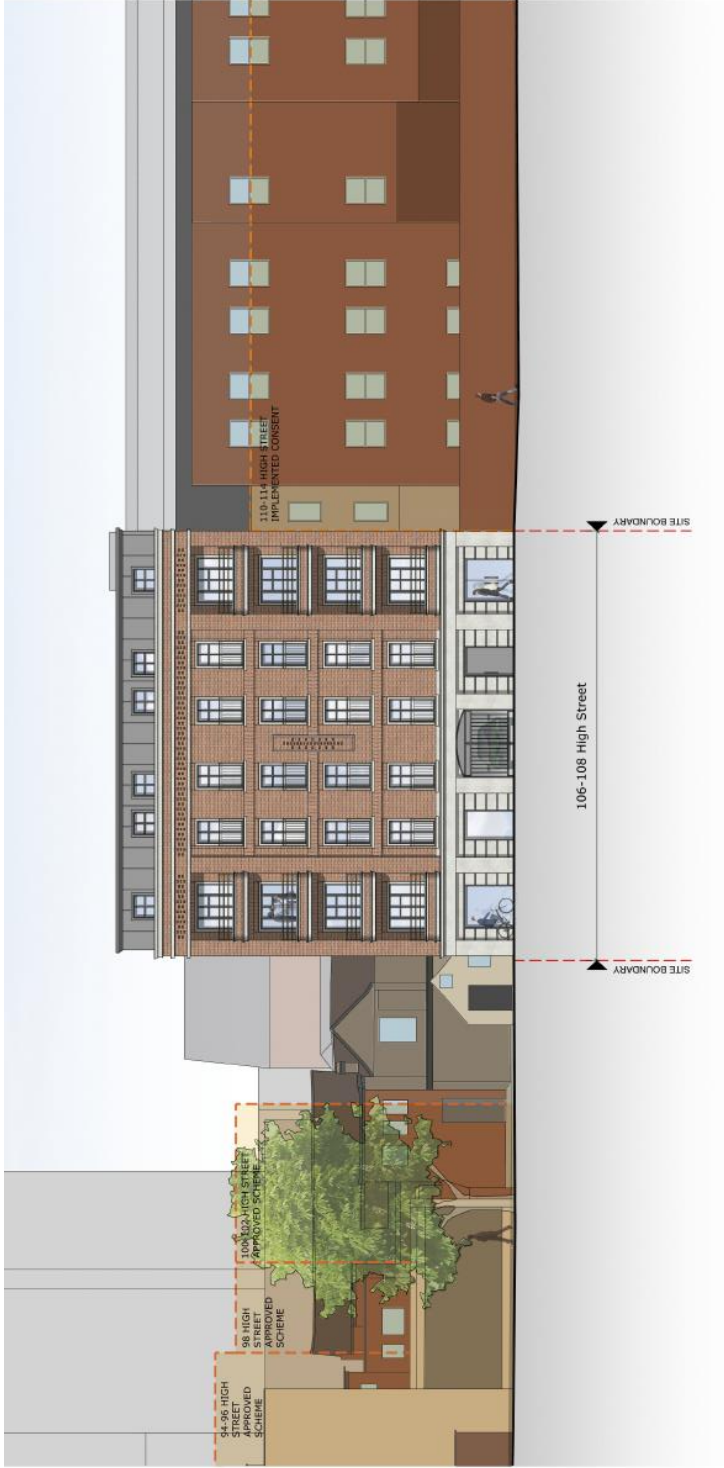


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| | | | | | |
|------------|----------|---------------|----------------------|----------|---------------------|
| Project No | 345 | Drawing Title | Proposed Section C-C | Scale | 1:200(0A3/1:1000A1) |
| DMC Type | PL | Size | 05 | Revision | For Approval |
| Date | 12/12/19 | Drawn | MB | Checked | |

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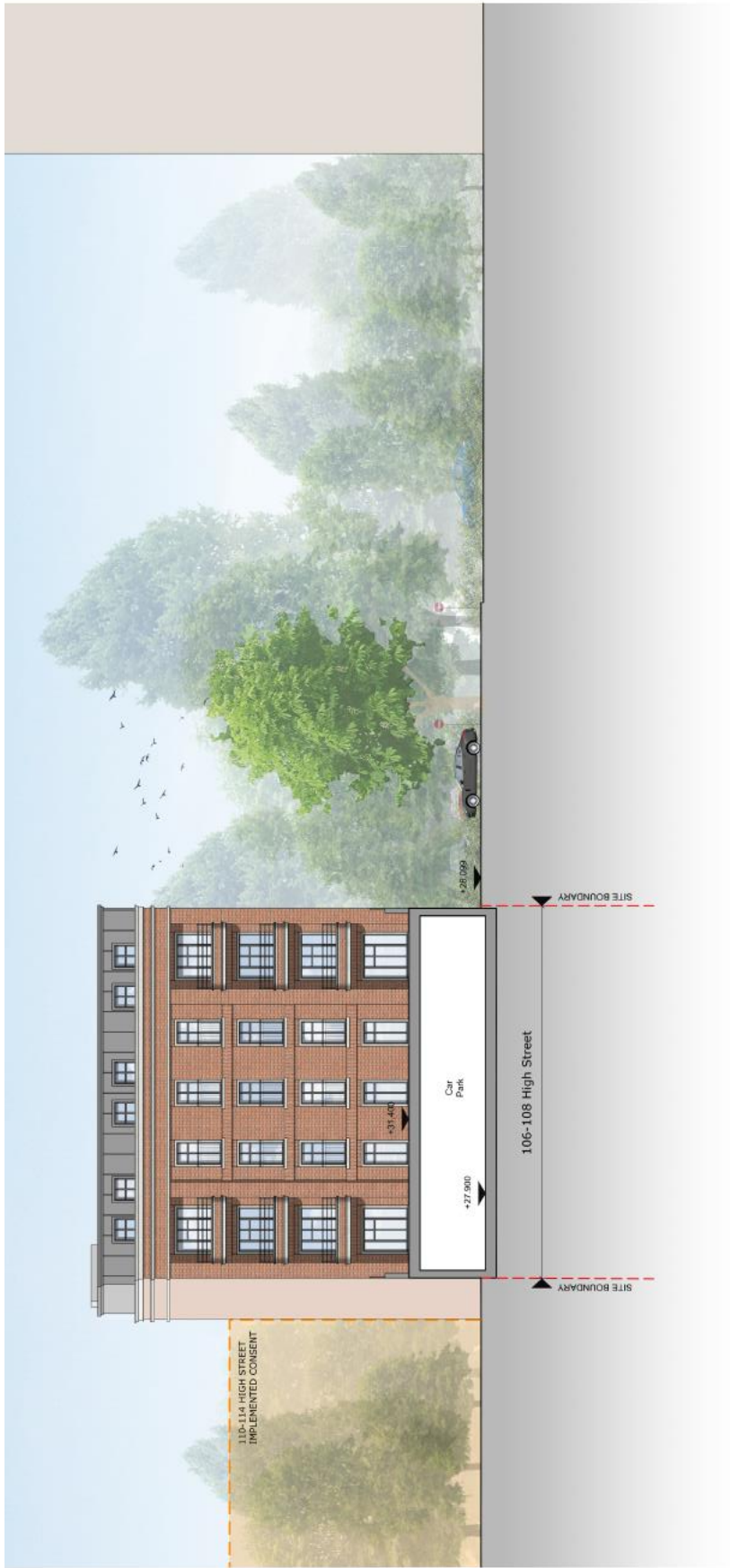


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Maldenhead
 Client
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| | | | |
|-------------|----------|---------------|--------------------------------|
| Project No | 345 | Drawing Title | Proposed West Street Elevation |
| Client Type | PL | Scale | 1:200@A3/1:100@A1 |
| Date | 13/12/19 | Drawn | MB |
| | | Checked | DS |
| | | SM | For Approval |

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Project No:
345
 DWG Type:
PL
 Date:
13/12/19

Drawing Title:
Proposed Section B-B
 DWG No:
401
 Drawn:
MB

Scale:
1:200(A3/1:100(A1))
 Rev:
05
 Checked:
SM
 Status:
For Approval

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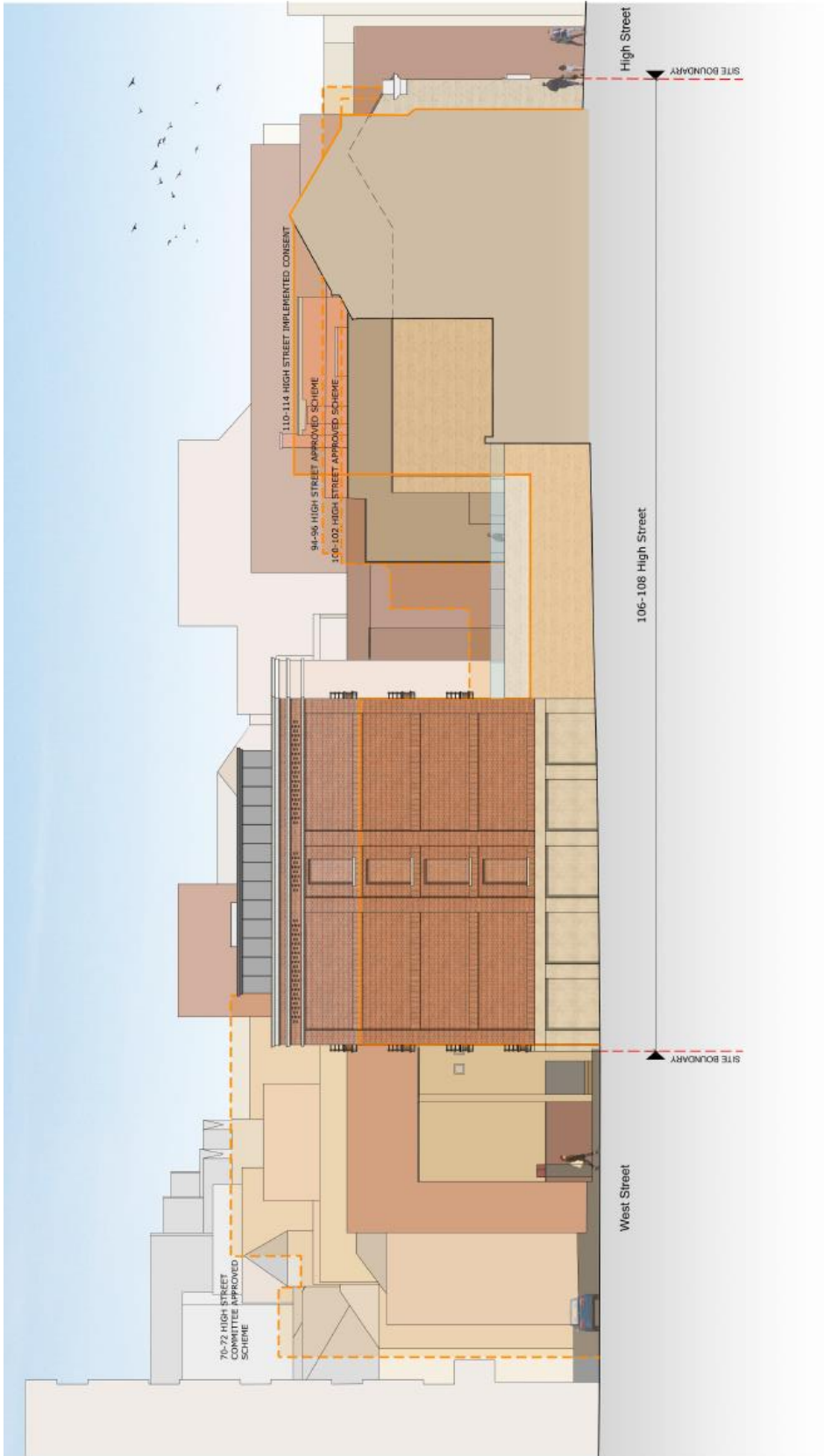
Project No
345
 Project Type
PL
 Date
13/12/19

Proposed East Elevation
 Drawing No
302
 Scale
OS
 Status
SM

Scale
1:200@A3/1:100@A1
 For Approval

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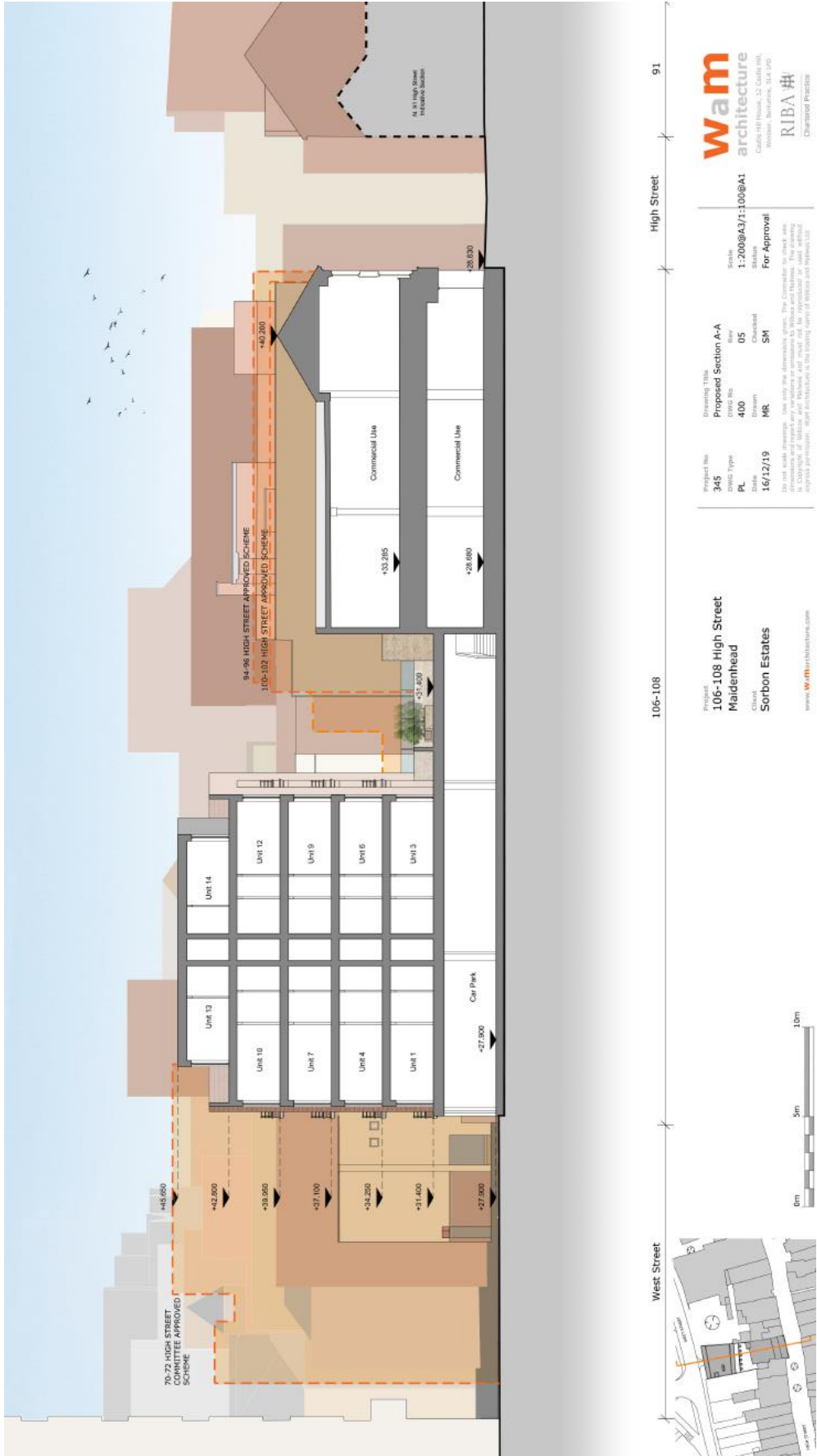
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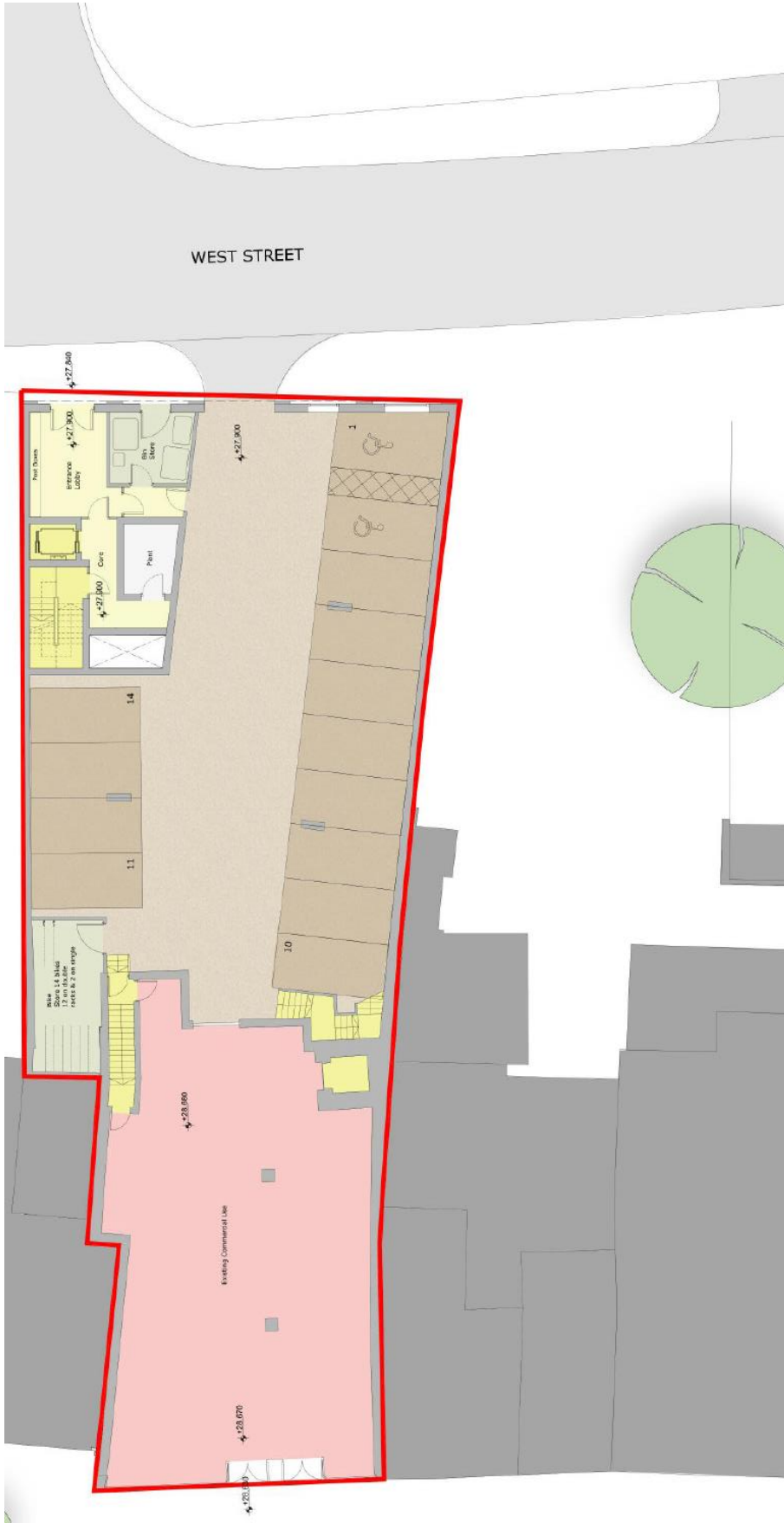
Reference No.
 345
Client Type
 PL
Date
 13/12/19

Proposed West Elevation
 Drawing No.
 303
Client
 MB
Date
 05
Scale
 SM
Status
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DWG Type
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Date
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Drawing Title
Proposed Ground Floor Plan

DWG No
200

Drawn
MR

Rev
05

Checked
SM

Scale
1:200@A3/1:100@A1

Status
For Approval

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Project No
345
 RIBA Type
PL
 Date
12/12/19

Drawing Title
Proposed First Floor Plan
 Sheet No
05
 Scale
MR
 Checked
SK

Scale
1:200(A3):100(A1)
 Status
For Approval

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 Creative House, 12 Green Hill
 Woking, Surrey, GU24 0JY
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 Richmond, BC V6V 2G9
 Canada
RIBA #
Registered Architect

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|--|-----------------------|----------------------|-----------------------------------|-----------------|--------------------------------|
| Project No. | 345 | Working Title | Proposed Second Floor Plan | Scale | 1:100 (A3) / 1:100 (A4) |
| Client | Sorbon Estates | Date | 05 | Revision | 01 |
| Phase | 12/12/19 | Drawn | SK | Checked | SK |
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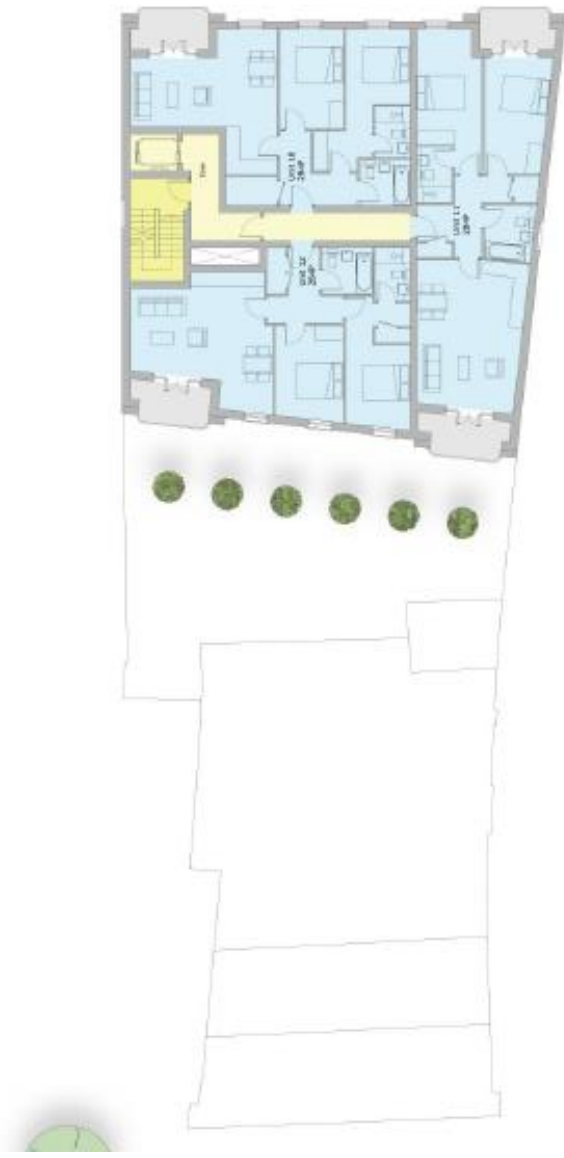
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architecture
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Malden, MA 02148
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|-------------|----------|---------------|---------------------------|--------------|-------------------------|
| Project No. | 345 | Drawing Title | Proposed Third Floor Plan | Scale | 1:200 (A3) / 1:100 (A4) |
| Client | BL | Issue No. | 05 | Author | SK |
| Date | 12/12/19 | Checked | SK | For Approval | |

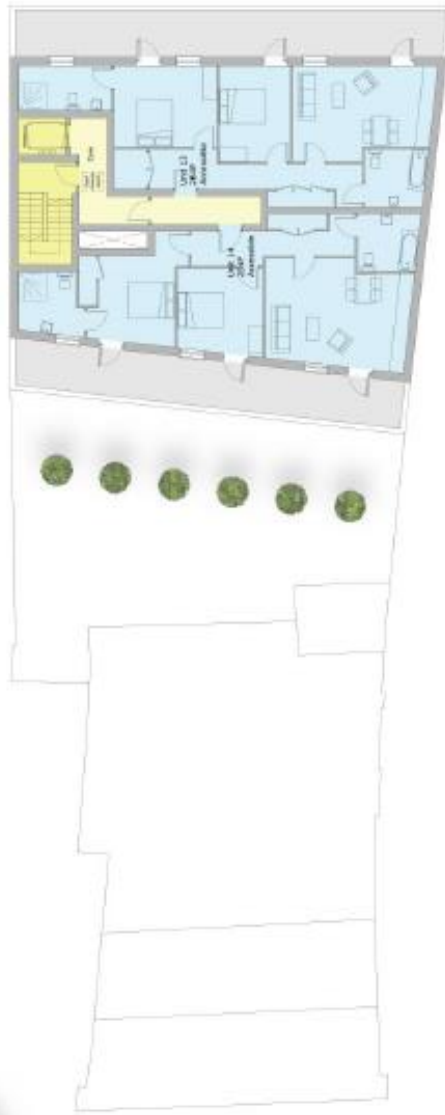
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|------------|----------|---------------|----------------------------|-------|-----------------------|
| Project No | 345 | Drawing Title | Proposed Fourth Floor Plan | Scale | 1:200 (A3) : 1000(A1) |
| Issue Type | PL | Area | 204 | 05 | 08/2018 |
| Issue | 12/12/19 | Checked | MR | SM | For Approval |

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Project No: **345**
 Date: **12/12/19**
 Title: **106-108 High Street**
 Client: **Sordoon Estates**

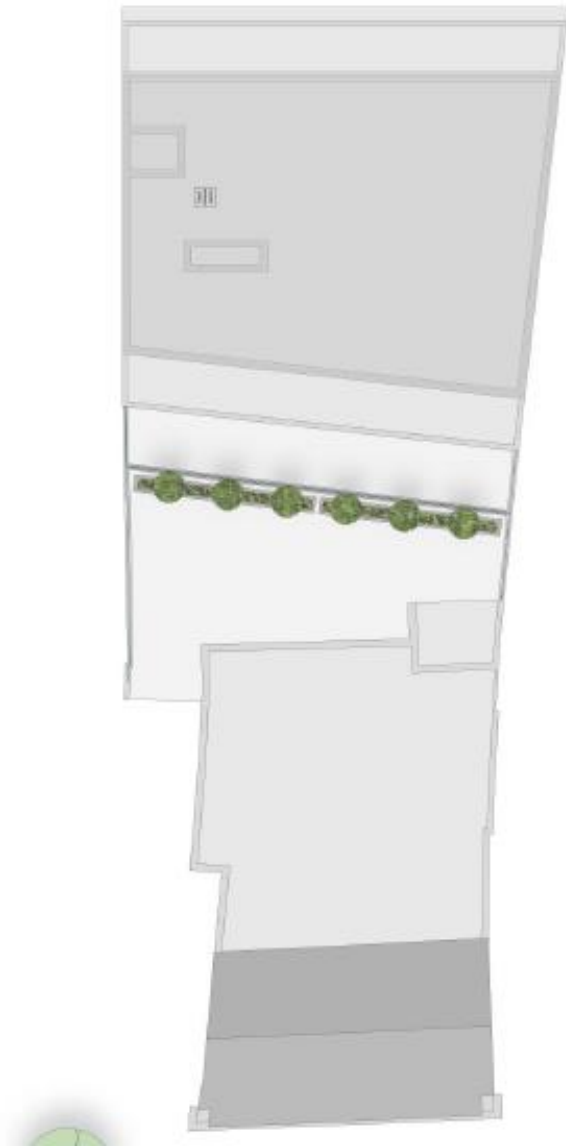
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 Scale: **AS**
 Date: **05**
 Status: **MR**
 Discipline: **SM**

Project No: **345**
 Date: **12/12/19**
 Title: **106-108 High Street**
 Client: **Sordoon Estates**

Project: **106-108 High Street**
 Location: **Maldenhead**
 Client: **Sordoon Estates**
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Drawn: **3-2019/001:100941**
 Date: **05**
 Status: **MR**
 Discipline: **SM**

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|------------|----------|---------------|--------------------|------------|---------------------|
| Project No | 345 | Drawing Title | Proposed Roof Plan | Scale | 1:200(A3)/1:100(A4) |
| Rev | 01 | Issue No | 05 | Revision | For Approval |
| Date | 12/12/19 | Drawn By | MR | Checked By | SM |

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MAIDENHEAD DEVELOPMENT CONTROL PANEL

Planning Appeals Received

11th February 2020 – 6th March 2020

Maidenhead

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the PIns reference number. If you do not have access to the Internet please write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Other appeals: The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 20/60016/REF **Planning Ref.:** 19/01552/FULL **PIns Ref.:** APP/T0355/W/20/3245020
Date Received: 11 February 2020 **Comments Due:** 17 March 2020
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of x4 dwellings with associated parking, following demolition of the existing dwellings.
Location: **34 - 36 Laggan Road Maidenhead**
Appellant: Mr Z Waraich **c/o Agent:** Mr Jake Collinge Jake Collinge Planning Consultancy 5 Buttermarket Thame Oxon OX9 3EW

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 20/60018/REF **Planning Ref.:** 19/02725/FULL **PIns Ref.:** APP/T0355/D/20/3244649
Date Received: 19 February 2020 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Proposed front porch, two storey side/rear extension including rear balcony and 3no. rear roof lights to facilitate loft conversion.
Location: **1 Chatsworth Close Maidenhead SL6 4RD**
Appellant: Mr H Rashid **c/o Agent:** Mr Hayden Cooper HAC Designs 56 Shepherds Lane Caversham Reading RG4 7JL

Ward:
Parish: Bray Parish
Appeal Ref.: 20/60020/REF **Planning Ref.:** 19/02728/FULL **PIns Ref.:** APP/T0355/D/20/3244412
Date Received: 24 February 2020 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Proposed single storey side extension and alterations to fenestration.
Location: **3 Stewart Close Fifield Maidenhead SL6 2PD**
Appellant: Mrs Nicholls 3 Stewart Close Fifield Maidenhead SL6 2PD

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 20/60022/REF **Planning Ref.:** 19/02221/FULL **PIns Ref.:** APP/T0355/W/20/3246292
Date Received: 2 March 2020 **Comments Due:** 6 April 2020

Type: Refusal **Appeal Type:** Written Representation
Description: Detached five bedroom dwelling with attached garage, stables, driveway and hard standing and new vehicular access and entrance gates following the closure of the existing access.
Location: **Land Between Milley Nursery And Westwinds And Beaully Milley Road Waltham St Lawrence Reading**
Appellant: Simon And Christine Reid **c/o Agent:** Mr Douglas Simon Simon Associates Holly Lodge
Kennylands Road Sonning Common Oxfordshire RG4 9JX

Appeal Decision Report

10th February 2020 – 6th March 2020

Maidenhead

Appeal Ref.: 19/60122/REF **Planning Ref.:** 19/01384/FULL **Plns Ref.:** APP/T0355/D/19/3237866
Appellant: Mrs Butt **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Single storey side extension, part single part two storey rear extension and x1 rear dormer.
Location: **18 Gloucester Road Maidenhead SL6 7SN**
Appeal Decision: Dismissed **Decision Date:** 10 February 2020

Main Issue: The Inspector concluded that the proposed roof dormer, by virtue of its box-like design and scale would dominate the host roof and imbue the dwelling with a top-heavy appearance. This harm would be exacerbated by its relationship to the two storey element of the rear extension, whereby the roof of the extension would appear to crash into the face of the dormer, resulting in an awkward visual relationship. In addition, the proposal would incorporate three different roof forms, which in conjunction with the overall design of the rear extension, would result in a haphazard and confusing appearance. Consequently, when considered collectively, or in isolation, both the rear extension and rear roof dormer would result in significant harm to the character and appearance of the host property. Furthermore, due to the location of the appeal site and the topography of the area, the proposals would be visible from Gloucester Road to the west and Edinburgh Road to the east, as well as from the rear gardens of a number of the surrounding properties. As such, the proposal was deemed to be contrary with Local Plan Policy H14, Policies SP2 and SP3 of the Borough Local Plan 2013 - 2033 Submission Version 2017 and Section 12 of the National Planning Policy Framework.

Appeal Ref.: 19/60125/REF **Planning Ref.:** 19/00241/OUT **Plns Ref.:** APP/T0355/W/19/3237343
Appellant: Mr Kris Collett **c/o Agent:** Mr T Rumble Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Outline application for the erection of 2 x detached houses with access to be considered and all other matters reserved.
Location: **Land At April Dene Warners Hill Cookham Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 18 February 2020

Main Issue: The proposal would be inappropriate development in the Green Belt and the Framework establishes that substantial weight should be given to any harm to the Green Belt. It would also lead to a moderate loss of openness to the Green Belt, fail to preserve or enhance the character of the Conservation Area and setting of nearby listed buildings. In addition, it would fail to provide appropriate living conditions for future occupiers and potentially cause harm to biodiversity. The other considerations in this case do not clearly outweigh the harm identified.

Appeal Ref.: 20/60004/REF **Planning Ref.:** 19/01877/FULL **Plns Ref.:** APP/T0355/D/19/
3241639

Appellant: Mr Graham Search **c/o Agent:** Mr Hayden Cooper HAC Designs 56 Shepherds Lane
Caversham Reading RG4 7JL

Decision Type: Delegated **Officer Recommendation:** Refuse

Description: Alterations to the ground floor side and first floor rear fenestration, x1 front dormer and x1
side dormer to both side elevations to enlarge the existing first floor accommodation.

Location: **7 Breadcroft Road Maidenhead SL6 3PA**

Appeal Decision: Dismissed **Decision Date:** 25 February 2020

Main Issue: The proposed development would cause significant harm to the character and appearance of the host dwelling and surrounding area. The proposal conflicts with Policies DG1, H14 and Appendix 12 of The Royal Borough of Windsor and Maidenhead Local Plan (incorporating alterations, adopted June 2003), Policy Gen2 of the Hurley and Walthams Neighbourhood Plan (December 2017) and emerging Policies SP2 and SP3 of the EBLP in so far as these policies state that special attention should be given to the roofscape of buildings and require that extensions should not have any adverse effect upon the character or appearance of the original property or any neighbouring properties, nor adversely affect the street scene in general.
