

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

13 September 2017

Item: 7

Application No.:	17/02376/FULL
Location:	Studio 101 101 High Street Eton Windsor SL4 6AF
Proposal:	Change of use of shop (A1) to residential (C3)
Applicant:	Mr Cove
Agent:	Mrs Catherine Hannan
Parish/Ward:	Eton Town Council/Eton With Windsor Castle Ward
If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk	

1. SUMMARY

- 1.1 The proposal would result in the loss of a retail unit within the commercial centre of Eton. It has not been demonstrated that this would not be harmful to vitality and viability of Eton High Street. The proposal therefore fails to comply with policy ETN1 of the Royal Borough of Windsor and Maidenhead Local Plan.
- 1.2 The proposal is considered to have an acceptable impact on the significance of the Listed Building, and it is considered the scheme would preserve the character and appearance of the Conservation Area. The proposal is also considered to be acceptable on flood risk grounds.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 9 of this report):

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| 1. | It has not been demonstrated that the loss of a retail unit in this location would not be harmful to the vitality and viability of Eton Town Centre. The proposal therefore fails to comply with policy ETN1 of the Royal Borough of Windsor and Maidenhead Local Plan. |
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2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Alexander irrespective of the recommendation of the Head of Planning due to concerns with the loss of a retail unit on the historic frontage of Eton High Street

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located within Eton Town Centre which comprises a mix of retail, residential and restaurant/cafe uses. The majority of the application site is in residential use; however, the area to the front of the building is within retail use. This area is approximately 20sqm and is linked internally to the existing residential use behind. The application site is located within the Eton Conservation Area, the commercial centre of Eton and Flood Zone 2. The property is Grade II Listed.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal is for the change of use of the front of 101 High Street from retail (A1) to residential (C3). No internal changes are required to implement the change of use. The only change to the external appearance of the building would be the loss of the existing shop sign.

Ref.	Description	Decision and Date
97/75809/FULL	Erection of a detached double garage at rear.	08.08.1997

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections:

1. Section 2 – Ensuring the vitality of town centres
2. Section 4 - Promoting sustainable transport
3. Section 7 – Requiring good design
4. Section 10 – Meeting the challenge of climate change, flooding and coastal change

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and parking	Flooding	Listed buildings	Conservation areas	Eton area policy
DG1, H10, H11	P4, T5	F1	LB2	CA2	ETN1

These policies can be found at

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

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Manages flood risk and waterways	NR1
Makes suitable provision for infrastructure	IF1

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 Proposed Submission Document was published in June 2017. Public consultation runs from 30 June to 26 August 2017 with the intention to submit the Plan to the Planning Inspectorate in October 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Supplementary planning documents

5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- The Interpretation of Policy F1 (Area Liable to Flooding) Supplementary Planning Guidance (SPG) 2004

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:
- RBWM Parking Strategy – view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i The principle of the development
- ii Heritage assets
- iii The impact on flooding
- iv Parking provision

The principle of development

6.2 The application site is located within the town centre of Eton. Policy ETN1 aims to protect the retail role within the centre of Eton and sets out that the loss of retail uses will be resisted unless it can be demonstrated that the vitality and viability of the centre will not be harmed. This is consistent with Paragraph 23 of the National Planning Policy framework which encourages local authorities to pursue policies which support the viability and vitality of town centres. No evidence has been submitted with the application which demonstrates that the loss of this retail unit will not be harmful to vitality and viability of the Eton Centre.

Heritage assets

6.3 The application site is located within the Eton Conservation Area and the building itself is grade II listed.

6.4 Policy LB2 sets out that special regard will be given to the preservation of listed buildings and their settings. There are no internal alterations required to facilitate the change of use and the original use of the building was residential, and so from a heritage perspective changing it back to residential is considered acceptable. The only external change required is the removal of the existing shop sign/writing, which is not of significance. No harm therefore would be caused to the significance of the Listed Building in terms of alterations to the historic fabric of the listed building and the character and appearance of the Conservation Area would be preserved, in line with National and Local Planning Policies, and having regard to the requirements of the Planning (Listed Buildings Conservation) Act 1990.

The impact on flooding

6.5 The application site is within Flood Zone 2 which an area is considered to be at medium risk of flooding. No flood risk assessment has been submitted with the application; however, as the residential property already exists there would be no increase in the number of residential units; this proposal would not increase the number of people or properties at risk from flooding. No external extensions are proposed and as such there would be no reduction in the capacity of the flood plain to store water and no increased risk of flooding elsewhere. As the proposal is for a change of use the sequential and exception tests are not required. If the application were recommended for approval, a condition could be imposed to secure details of flood resilience measures.

Parking provision

6.6 The residential use is already in existence. The change of use of the front of the shop to residential will not materially increase the requirement for additional parking to be provided. The property is also in a highly sustainable location within walking distance of public transport links and local facilities.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

15 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 14.08.2017

1 letter was received objecting to the application, summarised as:

Comment	Where in the report this is considered
1. Eton high street must retain existing retail outlets.	Paragraph 6.2

Other consultees

Consultee	Comment	Where in the report this is considered
SPAЕ	Objection: Eton High Street is rapidly losing its shops and the viability of the Town Centre is under threat.	Paragraph 6.2
Eton Town Council	Objection: Eton is maintained as a commercial entity and any proposed changes of use from commercial to residential would be opposed.	Paragraph 6.2
Conservation Officer	There is no objection on heritage grounds for the change of use from retail to residential.	Paragraph 6.3 and 6.4

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and existing and proposed plans

9. RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 It has not been demonstrated that the loss of a retail unit in this location would not be harmful to the vitality and viability of Eton Town Centre. The proposal therefore fails to comply with policy ETN1 of the Royal Borough of Windsor and Maidenhead Local Plan.