

# Appeal Decision Report

22 January 2019 - 19 February 2019

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Royal Borough  
of Windsor &  
Maidenhead

## WINDSOR URBAN

**Appeal Ref.:** 18/60138/REF      **Planning Ref.:** 17/03688/FULL      **Plns Ref.:** APP/T0355/W/18/3206250

**Appellant:** Eton College **c/o Agent:** Mr John Bowles Savills 33 Margaret Street London W1G 0JD

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

**Description:** Change of use of two-storey ancillary retail storeroom to B1 (Office)

**Location:** **Rear of 125 High Street Eton Windsor SL4 6AN**

**Appeal Decision:** Allowed      **Decision Date:** 22 January 2019

**Main Issue:** A site specific flood risk assessment has been submitted which demonstrates that the site lies within a slow responding catchment area (allowing days of advanced warning in the event of a flood). It also demonstrates that the proposed egress route is predominantly dry and safe for all, that any risk to future occupiers of the building would be reduced as the offices would not be used for overnight accommodation and that the minor increase in occupants is unlikely to put neighbouring sites at risk. Furthermore the existing and proposed use are both categorised as 'less vulnerable' in national planning guidance, and a condition has been added requiring the submission of a flood warning and evacuation plan. For the reasons mentioned above It is considered that the any additional flood risk could be safely managed and that the proposal would be acceptable.

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