

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Application No.:	21/02777/FULL
Location:	127 - 128 High Street Eton Windsor
Proposal:	Removal of the existing rear extensions to No. 127-128, inclusive of the staircase from the ground floor and lean-to up to the first floor, construction of a new rear extension to the end of the plot to increase the area of the existing retail unit on ground floor level, x1 two-bedroom apartment proposed on first floor, 2 private terrace spaces, new external staircase, 3 car park spaces, cycle storage and refuse and recycling provision.
Applicant:	.
Agent:	Mr John Bowles
Parish/Ward:	Eton Town Council/Eton And Castle
If you have a question about this report, please contact: Zarreen Hadadi on 01628 796042 or at Zarreen.Hadadi@rbwm.gov.uk	

1. SUMMARY

1.1 This update relates to the following: -

- Receipt of additional information comprising an Energy & Sustainability Report submitted on 2nd March 2022.

1.2 The additional information submitted aims to address the second reason for refusal and to satisfy the requirements of the Interim Sustainability Position Statement and policy SP2.

1.3 Whilst the report demonstrates the minimum carbon emissions reductions, as it stands there is no legal agreement to secure the carbon off-set payment and as such, there is no amendment to the recommendation which remains:

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 15 of the report):

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| 1. | The site lies within flood zone 3 and the Sequential Test has not been passed. On the basis of the submitted information, the LPA is not satisfied that there are no suitable alternative sites within the Borough that are not at risk or at lower risk of flooding or that there are other grounds to justify a new dwellinghouse within this site. Furthermore, the applicant has not submitted sufficient details to demonstrate that a suitable safe/low hazard means of escape can be provided from the application site to an area completely outside of the area liable to flooding. |
| 2. | The application fails to comply with the Council's Interim Sustainability Position statement which seeks to reduced carbon emissions through new development within the Borough amongst other sustainability requirements. The position statement reflects national guidance within Chapter 14 of the NPPF and Borough Local Plan Policy SP2. |

1.4 If the sustainability issue were the only technical issue for members of the panel, this matter could be deferred back to officers.

2. ADDITIONAL INFORMATION

2.1 Additional information received, summarised as:

Energy and Sustainability Statement prepared by Clive Chapman Architects which addresses the second reason of refusal on the committee report. In summary, the report states how the proposals comply with RBWM Interim Sustainability Statement (March 2021) and includes the SAP Assessment worksheets. The report concludes that a Carbon Offset Fund Contribution of £1,268.20 will be required and this would be agreed with the Council via a s.106 legal agreement.

