

MAIDENHEAD DEVELOPMENT CONTROL PANEL

15 June 2022

Item: 2

Application No.:	21/02331/OUT
Location:	Station Court High Road Cookham Maidenhead SL6 9JF
Proposal:	Outline application for Access, Appearance, Layout and Scale only to be considered at this stage with all other matters to be reserved for the erection of 8 dwellings.
Applicant:	David Howells
Agent:	Not Applicable
Parish/Ward:	Cookham Parish/Bisham And Cookham

If you have a question about this report, please contact: Michael Lee on or at michael.lee@rbwm.gov.uk

1. SUMMARY

- 1.1 The application site relates to approximately 0.2 hectares of land located to the west of the Maidenhead/Bourne End railway, to the south of High Road and to the west of Peace Lane. The site falls within Flood Zone 1.
- 1.2 This is an outline planning application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the erection of 8 dwellings following the demolition of the existing buildings on Land at Station Court, High Road, Cookham.
- 1.3 The development would comprise a terrace of 8 dwellings together with associated parking, refuse stores, private amenity space and landscaping.
- 1.4 The report sets out the relevant Development Plan and other policy considerations relevant to this planning application as well as the necessary consultation responses that have been submitted during the course of the application. The report also sets out the main material planning considerations and assessment in relation to this planning application.
- 1.5 The proposal would create a well-designed development that respects the varied character of the area, would make an effective use of brownfield land within a sustainable location, maintain good levels of and provide for good levels of amenities for existing and future residents without harm to other technical matters including highways and transportation.
- 1.6 The report sets out matters which have been identified to accord with and conflict with the development plan, weighs up the benefits and impacts and concludes that the development is acceptable in planning terms subject to the conditions set out at Section 15 of this report.

It is recommended the Committee DEFERS AND DELEGATES the decision to GRANT planning permission to the Head of Planning subject to the following:

- 1. The conditions listed in Section 15 of this report; and**
- 2. The receipt of a Sustainable Energy Report and the Completion of a Section 106 legal Agreement to secure any Carbon Offset Contributions, the requisite Lifestyle Contribution, and a mechanism to secure compliance testing and any resulting shortfall payments, pursuant to the Position Statement on Sustainability and Energy Efficient Design – March 2021.**

2. REASON FOR COMMITTEE DETERMINATION

- 2.1 Councillor Brar has requested that, irrespective of the recommendation by the Head of Planning, that the application is considered by Committee on the grounds that the proposal would harm the character and appearance of the area and result in the loss of a heritage asset.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site relates to a site known as Station Court that measures approximately 0.2ha and is located to the south-west of Cookham railway station on the Maidenhead/Bourne End railway and to the east of the High Road/Peace Lane junction.
- 3.2 The application site comprises an L shaped series of buildings. The larger of the buildings comprises the L shaped former office block which is of red brick construction with a shallow corrugated sheet metal roof that adjoins the former waiting room associated with the Cookham railway.
- 3.3 To the northeast is the railway station and a cluster of shops and other services which includes food and convenience store, takeaways and a hair salon. Immediately to the south, west and north is residential development that comprises two storey terrace and detached properties and detached bungalows.

4 KEY CONSTRAINTS

- 4.1 The key site designations and constraints are listed below:
- Settlement Area (Cookham),
 - Flood Zone 1

5. THE PROPOSAL

- 5.1 This is an outline application with access, appearance, layout and scale only to be considered at this stage for the erection of 8 residential units with associated access, car and cycle parking and landscaping following the demolition of the existing buildings.
- 5.2 During the course of the application a series of changes have been made that formed the basis of a second consultation. The changes are listed below:
- The two blocks of four units have been merged into one terrace of 8 properties;
 - Alterations to the roof form to break up the main front elevation and the re-siting of the chimneys;
 - Reduction in the level of parking and provision of additional landscaping to the north/front of the site;
 - Increase in the gap with the bungalow to the south from 3.2m to 4.7m; and
 - Relocation of the refuse stores to more discrete parts of the site;
- 5.2 The scheme would deliver 8 three-bedroom family houses with 16 parking spaces together with associated private amenity areas, refuse stores and landscaping to the front and north of the residential units proposed.
- 5.3 The proposed building would be 2 storey's in height with several of the units having bedrooms in the roof space.
- 5.4 The scheme has been revised during the course of the application to provide additional landscaping to the front, the relocation of refuse stores to more discrete parts of the site and to amend the design that previously proposed two terraces of four units that had a contrived roof form. The proposed changes, for the reasons set out below, are considered acceptable and would comprise a well-designed scheme.

6 Planning History

- 6.1 The application site has a planning history dating back to the 1980's which is listed below:

Planning History				
Application No.	Description	Status	Opened	Closed
87/00091/FULL	DEMOLITION OF EXISTING OFFICES WAREHOUSING AND ERECTION OF NEW HIGH-TECH RESEARCH AND DEVELOPMENT BUILDING	WDN	03.03.1987	16.10.1987
87/00093/FULL	EXTENSION TO WORKSHOP FOR MOTOR CAR REPAIRS	PER	24.03.1987	13.11.1987
88/00123/FULL	CHANGE OF USE TO STORAGE AND DISTRIBUTION OF SCAFFOLDING AND RELAXATION OF CONDITION 4 ON CONSENT 418308 (WORKING HOURS)	PER	19.09.1988	13.01.1989
99/34173/FULL	Part change of use from storage to office accommodation.	PER	17.06.1999	19.08.1999
04/01631/FULL	Construction of single storey office (B1)	PERM	06.12.2004	24.03.2005
19/03030/CLASSO	Change of use from B1 (Offices) to C3 (Residential) to provide x4 flats.	PGAR	31.10.2019	18.12.2019
20/00864/OUT	Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the erection of x12 flats.	REF	06.04.2020	24.03.2021
21/02100/CLASSO	Change of use from offices (Class B1 (a)) to dwellinghouses (Class C3) to create x4 dwellings.	WDN	07.07.2021	02.08.2021
21/02280/CLASSO	Change of Use from Offices (Class B1 (a)) to Dwellinghouses (Class C3) to create 4 dwellings.	PCO	22.07.2021	

6.2 Of particular relevance to the application proposal are two previous applications that relate to the use of the existing buildings and an application for a previous redevelopment of the site which are listed below:

20/00864/OUT | Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the erection of x12 flats – REFUSED 24th March 2021

21/02280/CLASSO | Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3) to create 4 dwellings – PRIOR APPROVAL REQUIRED AND GRANTED 15th September 2021

7. DEVELOPMENT PLAN

Borough Local Plan

7.1 The Borough's current adopted Local Plan comprises the Borough Local Plan adopted February 2022. The relevant policies are set out below:

7.2 Policies in the BLPSV which are relevant to the consideration of this planning application are:

Issue	Policy
Spatial Strategy	SP1
Climate Change	SP2
Green and Blue Infrastructure	QP2
Character and design of new development	QP3

Housing Mix and Type	HO2
Flood Risk & Surface Water Drainage	NR1
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Environmental Protection (Noise)	EP1
Infrastructure and Developer Contributions	IF1
Sustainable Transport	IF2
Utilities	IF7

8. MATERIAL PLANNING CONSIDERATIONS

8.1 National Planning Policy Framework (NPPF) (2021)

- Section 4- Decision making
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

8.2 Supplementary planning documents

- Borough Wide Design Guide SPD
- Cookham Village Design Statement SPD
- Sustainable Design and Construction SPD

More information on these documents can be found at:

[Planning guidance | Royal Borough of Windsor and Maidenhead \(rbwm.gov.uk\)](https://www.rbwm.gov.uk/planning-guidance)

8.3 Other Local Strategies or Publications

Other Strategies or publications considered to be material planning consideration relevant to the proposal are:

- RBWM Parking Strategy.
- RBWM Corporate Plan
- RBWM Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

9.1 **Comments from interested parties**

9 neighbour notification letters were sent out to the occupiers of adjacent properties.

A site notice advertising the application was displayed close to the site access and an advertisement was placed in the local press.

8 letters were received objecting to the application including one from the Cookham Society. The Society have no in-principle objection to the site's redevelopment, however they consider the scheme to be an overdevelopment.

The comments received are summarised as follows:

Comment		Where in the report this is considered
1.	The proposed houses would represent an overdevelopment of the site.	10.6 – 10.13 deals with issues relating to design and character.
2.	The proposed two storey houses would be out of keeping with the bungalows to the south off Peace Lane.	10.6 – 10.13 deals with issues relating to design and character.
3.	The scheme would increase traffic and on street parking close to a dangerous junction.	10.30 – 10.38 deals with traffic and highways matters.
4.	The additional housing will result in unacceptable impacts on traffic so close to the primary school	10.30 – 10.38 deals with traffic and highways matters.
5.	The development does not accord with the Cookham Village Design Statement SPD	The compliance with the development plan and other material planning considerations, including the Village Design Statement, is referred to throughout this report
6.	The houses will overlook the properties on Westwood Green.	Section 7.3 deals with residential amenity issues.
7.	The two storey houses will breach a covenant on the sale that limits future development to one storey.	Matters including covenants on land are not material planning considerations and are private/civil matters.
8.	The development will result in the destruction of the historic environment.	10.27 – 10.29 refers to the historic environment.
9.	The development does not appear to have addressed the 'flash flood' problems experienced by Cookham.	10.21 – 10.23 deals with trees and landscaping.
10.	The development will destroy the tree line and views.	10.21 – 10.23 refers to trees and landscaping. The 'tree line' has been referred to several times although information is limited on what this specifically refers to.
11.	The site, and surrounding roads cannot cope with the additional traffic associated with the construction of the proposal including HGV's and large plant; which in turn will harm the amenities of surrounding properties.	Such matters would be temporary and withholding permission on these grounds could not be substantiated. Furthermore, there is Environmental Health legislation that prevents anti-social construction works and working hours etc.
12.	The proposed number of bedspaces is largely identical to the previous flatted scheme despite being for less units. The singular block is too large and therefore out of keeping with the surrounding development. Peace Lane spaces have no turning area thereby exacerbating safety issues close to the junction.	Various considerations are raised, the majority are related to design and character that is considered in Section 10.6 – 10.20 of this report.

Consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	No material highways concerns. The large expanse of dropped kerb is contrary to the Borough's Guidance Note on domestic vehicular accesses.	10.30 – 10.38

Conservation	The former waiting room, is considered to be a non-designated heritage asset the loss of which should be weighed against public benefits. Some harm may arise to the station and workers houses.	10.27 – 10.29
Network Rail	No in principle objection. A series of requirements are set out relating to trespass proof fencing, drainage works, piling and other such works.	
Parish Council	<p>The Parish Council object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The PC consider the development would have too high a roof/ridge that fails to respond to the size, shape and rhythm' of the area and as such they consider the scheme out of keeping and contrary to Borough Design Guide and 2.1e Design Guide (VDG) C2.1 2. Would obstruct and detract from views of the Area of Special Local Significance and so contrary to C2.1 of the VDS. 3. Would impact on views of Cookham from the railway, 'an approach' to Cookham and therefore contrary to Box 45 of the VDS. 4. No new open space/green infrastructure is provided and therefore the scheme is contrary to Borough Design Guide and VDS. 5. The parking to the front would dominate the development and is therefore contrary to the Borough Design Guide and VDS G6.16. 6. There is not a sufficient gap/greenery between the two terraces and therefore the scheme is contrary to VDS G6.21. 	Various considerations are raised, the majority are related to design and character that is considered in Section 10.6 – 10.20 of this report.

10. EXPLANATION OF RECOMMENDATION

The key issues for consideration are:

- xi. Hierarchy of Centres
- xii. Design and character considerations
- xiii. Loss of Employment Floorspace
- xiv. Heritage Issues
- xv. Highway considerations and Parking Provision
- xvi. Impact on Neighbouring Amenity
- xvii. Provision of a Suitable Residential Environment
- xviii. Environmental Considerations
- xix. Other material considerations

Issue i) Hierarchy of Centres

- 10.1 The site is located partially within the Cookham Local Centre designation pursuant to Policy TR1 of the BLP. The policy states that such areas will be supported and strengthened to ensure that they continue to be the focus of communities. The Policy further states that development proposals for main town centre uses including retail, leisure, entertainment facilities etcetera will be supported.
- 10.2 There is currently a gym and two other commercial companies that operate from the site, each falling within the definition of town centre uses pursuant to Policy TR1 of the BLP. The loss of these uses to provide for the residential units proposed would be contrary to Policy TR1 of the BLP.

- 10.3 The applicant however obtained prior-approval for the conversion of the buildings to four residential units. Prior-approval application 21/02280/CLASSO was approved on 15th September 2021 and confirmed the applicant can lawfully change the use of the existing buildings to the four residential units proposed without the benefit of formal planning permission.
- 10.4 Case law has held that in such circumstances, the basic principle is that for a prospect (a fall-back position) to be a “real prospect” it does not have to be probable or likely, a possibility will suffice. In such circumstances the weight to be afforded to such fall-back positions is further demonstrated by the developer’s intentions to develop the site. In this case the planning history of the site comprises a previous application for a flatted scheme, together with this current application which add weight to the presumption that it is the developer’s real intention to develop this site.
- 10.5 As such, the weight to be afforded to the Class O prior approval represents a material consideration of great weight. Conversely therefore, the weight to be afforded to the loss of the town centre uses within the Local Centre, however unfortunate, is greatly reduced.

Issue ii) Design and Character Considerations

- 10.6 Policy QP3 of the adopted Borough Local Plan seeks to ensure that new development will be of a high quality and sustainable design that respects and enhances the local, natural or historic character of the area paying particular regard to urban grain, layouts, rhythm, density, height, skylines, scale, bulk, massing, proportions, trees, biodiversity, water features enclosure and materials.
- 10.7 Policy QP3 is consistent with the objectives of Section 12 of the NPPF (2021) which states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The NPPF further states at paragraph 126 that good design is a key aspect of sustainable development.

Impact on the Character and Appearance of the Area, including landscape

- 10.8 Station Court is sited within an area of Cookham that is characterised by the variety of built form. To the northeast is the parade of shops that comprise two storey flat roof buildings, to the north along High Road is the railway workers terrace properties that are two storey properties of a simple yet attractive architectural design while to the north west is a two storey terrace of 10 properties that are of painted red brick construction.
- 10.9 To the west of the junction of Peace Lane and High Road are more traditional suburban two storey detached dwellings some of which have converted roof spaces and to the south of Peace Lane are bungalows to the east adjoining the site and to the west are two storey detached properties.
- 10.10 It is the variety in the size, scale, type and architectural styles that, in part, define the surrounding areas character. Principle 5.1 of the Borough Wide Design SPD states, inter alia, that new development should draw upon a range of design elements including layout of development blocks and plots, architectural details, design of curtilage development and the presence of trees and vegetation. In addition, Guidance Principle G6.6 of the Village Design Statement requires new development to relate to the vernacular of the appearance of the neighbouring parts of Cookham while parking should be provided discretely within the boundaries of any new development.
- 10.11 As noted above the surrounding area is characterised by the variety in the size, scale, type and architectural appearance that comprise both pitched and gable end roof forms, chimneys, materials and porches. The common theme is that each of the dwellings all have a set back from the footpath with a degree of landscaping to the front.

- 10.12 The proposal would replace the existing buildings with a two-storey terrace of 8 dwellings, several of which would have rooms in the roof space with roof lights. The terrace would utilise a hipped roof form with chimneys with the use of contrasting materials and front facing gable within the roof being employed to break up the terrace and to add visual interest to the development.
- 10.13 In addition to the above design features the scheme proposes a range of architectural details including alternating canopy roofs to front doors together with decorative brick courses and quoins on the protruding gable elements to the front elevation. The use of these design elements ensures that the development would be positively subsumed into the site and surrounds thereby according with the objectives of Policy QP3 of the BLP, the Design Guide SPD and the Village Design Statement SPD.

Layout and active frontages

- 10.14 One aspect of Principle 5.1 of the Borough Wide Design Guides SPD is to respect and take queues from the layout of surrounding development and the arrangement of buildings. The site buildings currently comprise an L shaped layout that represents an incongruous layout compared to the frontage residential development in the surrounding area. The Design Guide SPD requires new developments to give careful consideration to all forms of set-backs.
- 10.15 Notwithstanding the variation in architectural design and appearance, the residential development utilises a block layout with a set-back providing for a degree of frontage landscaping. The set-back distance however varies considerably with those properties on High Road while Peace Lane properties to the south of the site have a more consistent set back that the proposed terrace would respect.
- 10.16 Respecting the established building line from the properties to the south will further allow the development to be incorporated into the character and appearance of the surrounding area thereby according with the objectives of Policy QP3 of the BLP and the Borough Design Guide SPD and the Village Design Statement SPD that makes several references to building lines.

Scale and Massing

- 10.17 Policy QP3 of the BLP requires new development to have particular regard to height, skylines, scale bulk and massing to ensure the development respects and enhances the local character of an area. The surrounding character has, as noted above, a degree of variation in the scale and mass of buildings from bungalows, Victorian terraces and the taller more suburban properties to the west and south west.
- 10.18 Adjoining the site to the south is a detached bungalow with gable end roof and front facing gable. The ridge height would correspond with the eaves of the proposed terrace. This relationship has attracted concern from some of the responses.
- 10.19 The proposed building would have an eaves height of approximately 5.5m and ridge height of approximately 9m. While this would exceed that of the bungalow to the south which has a ridge height similar to the proposed eaves the scheme would have a separation of approximately 4.7m that together with the hipped roof would ensure the difference in height does not represent a harmful juxtaposition between the two properties. Furthermore, the proposed dwellings, at approximately 9m in height, would be similar to surrounding two-storey residential dwellings.
- 10.20 Regarding the length and mass of the proposed terrace, the terrace would measure approximately 40m in length which has also been raised in the responses to the application. The proposed terrace is located in close proximity to two other terraces, to the north are the railway worker terraces which measures approximately 35m and to the north west is a further terrace which measures approximately 49m. In addition to the overall length, the scheme proposes architectural design features that would further break up and mask the length of the proposal. Further enhancing the proposal's appearance. As such, the proposed two storey terrace would not look incongruous nor out of character with surrounding residential properties thereby according with the objectives of Policy QP3 of the BLP with regard to scale and massing.

Landscape (including trees)

- 10.21 Policy NR3 of the BLP highlights the importance of maximising opportunities for the creation, restoration and enhancement of trees and landscaping and the associated habitats that they can give rise to. The site is dominated by the existing buildings and hardstanding for parking with negligible landscaping which is out of keeping with the majority of properties in the surrounding area that have varying amounts of frontage landscaping.
- 10.22 The proposal would result in additional landscaping to the front along part of the Peace Lane frontage and the northern part of the site. The introduction of new landscaping would enhance the site's appearance in this regard and would also offer opportunities to bring about improvements to the site's biodiversity.
- 10.23 Additional reference is made to ecological matters below.

Issue iii) Loss of Employment Floorspace

- 10.24 Policy ED3 of the BLP ensures, inter alia, that where a change is proposed away from an economic use to another use, proposals must be accompanied by credible and robust marketing evidence to demonstrate that the employment use is no longer viable.
- 10.25 The site currently comprises two commercial companies and a gym and as such the application, without such marketing information, would be unacceptable in this regard. However, the applicant obtained prior-approval consent (Reference: 21/02280/CLASSO) for the change of use of the existing buildings. The prior-approval confirms that the applicant could lawfully change the use of the offices to residential without the benefit of formal planning consent.
- 10.26 It is therefore considered that the loss of the two offices and gym, however unfortunate, would not amount to a reason to withhold permission. Furthermore, the increase in housing, while limited in number, would bring about economic benefits, both temporary and long term through the construction phase of the development and in additional expenditure by future occupants which weigh in favour of the development.

Issue iv) Heritage Issues

- 10.27 The site comprises the former waiting room that was historically used as part of the railway station. The building, as noted by the Conservation Officer, is a diminutive red brick building with a darker engineering plinth and stone window cills and described as a typically Victorian attractive design.
- 10.28 The Conservation Officer further states that by virtue of the building's attractiveness and relationship with the railway, station and nearby workers dwellings it is considered to have a degree of architectural and historical significance and should be considered as a non-designated heritage asset.
- 10.29 The proposal would entail the loss of this building, a non-designated heritage asset and therefore pursuant to paragraph 203 of the NPPF the effect of or loss of this building requires a balanced judgement which is set out in section 12 of this report. It is important to note that the removal of this non-designated heritage asset did not constitute a reason for refusal in the previous flatted proposal (Application Reference 20/00864/OUT).

Issue iv) Highway considerations and Parking Provision

- 10.30 Policy IF2 of the BLP requires new development to be located close to offices and employment, shops and local services and facilities and provide safe, convenient and sustainable modes of transport as well as development proposals demonstrating how they have met a range of criteria including being designed to improve accessibility to public transport, to be located so as to reduce the need for vehicular movements and to provide cycle parking in accordance with the Parking Strategy. Policy IF2 is consistent with the overarching objectives of Section 9 of the

NPPF which has similar goals in seeking to ensure development proposal maximise and promote opportunities for sustainable transport modes.

Sustainable transport modes

- 10.31 The site is located approximately 100m from Cookham railway station ticket office and platform with bus stops approximately 110m from the site. The railway and bus services provide regular services to Maidenhead, Bourne End, Furze Plat and High Wycombe. In addition, there are a range of local services and facilities within approximately 160m of the site, an easy walking distance, including Cookham Rise Primary School, convenience store, hair salon, bakery, dentists and other food and drink establishments. The site is therefore in an accessible and sustainable location within the centre of Cookham
- 10.32 The proximity of such services and facilities would provide sufficient facilities for day to day living and the rail and bus links would further encourage sustainable modes of travel thereby complying with the objectives of Policy IF2 and Section 9 of the NPPF.

Highway safety and capacity considerations

- 10.33 The NPPF (2021) states at paragraph 109 that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 10.34 The scheme proposes the re-use of the existing access road off High Road that the Highways Authority raise no objection to. They state that the length of parking crossover would exceed the guidance on domestic vehicular access. No safety objection however is raised to this access arrangement. Furthermore, the access has been laid out as proposed to ensure that the access itself is not located on the wider section close to the junction with High Road and Peace Lane. The applicant will need to obtain further separate consent

Parking Provision

- 10.35 The proposed development includes a total of 16 spaces, two for each property. Such provision would exceed the 2004 Parking Strategy that would require 1 space in such accessible locations. In this regard the development would be contrary to the objectives of Policy IF2. However, on-going issues with on street parking and other such issues were raised during the early public consultation and during the consultation during the application.
- 10.36 In proposing additional spaces over that required by the 2004 Strategy the applicant is seeking to address the concerns of locals and the Parish Council that will seek to ensure that there is no additional pressure on the existing spaces on the surrounding roads which is constrained given the central location in close proximity to the primary school. As such the exceedance of the parking standards would not, in this instance, constitute a reason to withhold permission.
- 10.37 The Highways Authority have stated that the proposed parking arrangements are acceptable and cycle parking details could be secured by way of an appropriate condition.

Traffic Generation

- 10.38 The Highways Authority have confirmed that the level of traffic that the development could give rise to would be imperceptible and unlikely to have any impact on the capacity or safety of the local highways network.

Issue vi) Impact on Neighbouring Amenity

- 10.39 Policy QP3 of the BLP requires new development to have regard to a number of design principle; in particular Principle(m) states "Has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust,

smell and access to sunlight and daylight” which echoes the objectives of paragraph 130(f) of the NPPF (2021) a consideration to be given significant weight, and states developments should:

“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”.

- 10.40 The southern unit would adjoin the northern boundary with the bungalow to the south known as St Ives. The proposed unit would not protrude beyond the rear elevation of St Ives and as such would not impact upon the level of day or sunlight received by the rear facing windows at the bungalow nor would it have an overbearing impact from these windows or when experienced from the rear garden of St Ives.
- 10.41 The introduction of a two-storey dwelling to the north of St Ives would however result in additional overlooking into the rear garden of the bungalow. However, such overlooking would be at an oblique angle and as such would not result in a material loss of privacy.
- 10.42 With regard to the detached property to the west, the development would have a front to flank relationship across an existing road and a separation distance of approximately 16m. No such relationship type is set out in the Borough Wide Design guide SPD. With such a distance together with any overlooking being towards the flank elevation of the property it is not considered there would be any impact
- 10.43 In terms of the properties to the north that front High Road, these would all be in excess of 30m from the northernmost unit and as such there would be no impacts upon the amenities of the occupants of these properties.
- 10.44 The responses from residents raised the potential for overlooking impacts on properties on Westwood Green to the east of the railway line. These properties would be in the region of 55 – 70m from the rear elevation of the units proposed. With such generous separation distances that comfortably exceed the minimum 20m back-to-back distance in the Design Guide SPD there would be no adverse impact to properties in Westwood Green.

Issue vii) Provision of a Suitable Residential Environment

- 10.45 Policy HO5 of the BLP seeks, inter alia, to ensure that all new residential units provide for a satisfactory standard of accommodation, including adequate living space and both a quality internal and external environment. The Borough Wide Design Guide SPD, in order to ensure adequate external space states that for 2/3-bedroom dwellings gardens, for non-north facing houses, should be a minimum of 55 sq.m
- 10.46 The proposed dwellings are 3-bedroom 5 person properties where the internal space standards would require such 2 and 3 storey dwellings to be 93 and 99 sq.m respectively which equates to a minimum space of 744 to 792 sq.m. The total floorspace of the houses proposed exceeds 840 sq.m thereby demonstrating the houses proposed will exceed the minimum internal space standards.
- 10.47 In terms of the garden areas, 5 of the gardens proposed would exceed the 55 sq.m guidance set out in the Design Guide SPD. 3 gardens however would fail to meet the 55 sq.m threshold. The smallest would measure approximately 49 sq.m. The garden however would, while being approximately 6 sq.m less than that recommended would still be rectangular in shape and therefore offer opportunities for sitting outside and children’s play. As such, the small shortfall would not on balance warrant a refusal on such grounds.
- 10.48 In conjunction with the accessible central Cookham location and proximity to the Alfred Major recreation ground the proposal would still afford future residents a quality internal and external environment thereby in compliance with Policy HO5 of the BLP.

Issue ix) Housing Mix

- 10.49 Policy HO2 of the BLP ensures the new residential development provides for a mix of unit types that reflects the most up to date evidence which is currently the 2016 Berkshire SHMA.
- 10.50 The development proposes eight 3-bedroom properties which would not provide for a mix of unit sizes. However, the proposed 3-bedroom properties would cater for families that would be more characteristic of the surrounding area that is predominantly family housing. The lack of a mix of house size and type would not therefore warrant a reason to refuse the application in this case.

Issue x) Environmental Considerations

- 10.51 Policy NR1 of the BLP states that a sequential test for all development in areas at risk of flooding is required except for those allocated in the BLP or a Made Neighbourhood Plan and as such the pertinent objectives of Policy NR1 for this scheme is that an allowance is made for climate change and increased flooding levels, that development proposals should increase the storage capacity of the flood plain where possible, incorporate SuDS system, reduce flood risk, be constructed with adequate flood resilience and where appropriate to demonstrate safe access and egress. The Policy states that the exception test will need to be applied. Whilst located in Flood Zone 1, areas at least risk of flooding, the development is not required to undertake a Sequential Test.

Surface Water & Sustainable Drainage

- 10.52 The SuDS Assessment states that, when compared to the existing site there would be a slight decrease in permeable areas and that through the use of Microdrainage with a 450mm deep porous subbase below paving and a cellular 3cu.m tank there should be no surface water flooding at the 5l/s rate plus 100 years plus 40% climate change event.
- 10.53 It is considered that subject to the imposition of condition 13 that the precise details of the drainage strategy and its management and maintenance can be secured.
- 10.54 With the site's location in Flood Zone 1, and subject to conditions 13 and 14 the scheme accords with the broad objectives of Policy NR1 of the BLP.

Impact on Biodiversity

- 10.55 Policy NR2 of the BLP states, inter alia, that proposals will be expected to demonstrate how they maintain, protect and enhance the biodiversity of application sites, avoid impacts, both individually or cumulatively, on species and habitats of principal importance.
- 10.56 The site is laid to hardstanding associated with the car parking and as such would be of negligible ecological value. Furthermore, the buildings have very shallow pitched roofs that are made from corrugated sheet metal and as such are in good condition without the potential openings that traditional tiled roofs can experience.
- 10.57 The nature of the roof shape and roofing materials, together with the internal layout including vaulted ceilings, are such that the buildings are unlikely to be suitable for roosting bats. It is considered necessary to impose an Informative highlighting the applicant's duty of care with regard to bats and other protected species should evidence of bats be found.
- 10.58 In addition to this, the introduction of the open landscaping areas to the front offers opportunities for the introduction of native planting to be introduced that can bring about biodiversity enhancements pursuant to Policy NR2 of the BLP. Such enhancement measure can be secured by the imposition of an appropriate condition.

- 10.59 The site lies within the 5km zone of influence Chiltern Beechwoods SAC which is a European Designated site. Where a proposal is likely to have a significant effect on a European Designated site either alone or in combination with other plans or projects the Conservation of Habitats and Species Regulations 2017 requires an appropriate assessment to be made in view of that site's conservation objectives. Paragraphs 175 and 176 of the NPPF state that development resulting in the loss or deterioration of Special Areas of Conservation should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 10.60 The primary reason for designation of Chiltern Beechwoods SAC is the extensive tract of beech forest which is an important part of a grassland-scrub-woodland mosaic, which support important orchid sites and stag beetles. Threats and pressures include management and use, problematic native species and invasive non-native species, and interspecies flora relations.
- 10.61 Given the amount of development, the separation distance and the identified threats and pressures, the proposed development is not considered to have a significant effect on Chiltern Beechwoods SAC. Therefore, an appropriate assessment is not required.
- 10.62 Burnham Beechwood SAC lies over 5km from the application site, and therefore out of a zone of influence and the proposed development is unlikely to have a significant effect on this SAC due to the distance involved.
- 10.63 The site lies approximately 1500m from Cock Marsh which is designated an SSSI. The Cock Marsh SSSI Designated Site Details via Natural England website lists operations that would require Natural England's consent and management issues (threats). This primarily focuses on potential impact on floodplain grazing marsh (drainage, water quality, grazing and use of fertilizers). In this context and given the scale, nature and distance of the proposal from the Cock Marsh, the proposal is not considered to result in any undue harm to this SSSI.
- 10.64 In terms of wildlife within the area, paragraph 170 of the NPPF states that planning decisions should minimise impacts on and provide net gains for biodiversity. A wildlife friendly landscaping scheme incorporating biodiversity enhancement such as the incorporation of native species, bird and bat boxes, log-piles, holes in boundary fencing to ensure wildlife can move from garden to garden etc. would address this issue. However, landscaping is a reserved matter and therefore if minded to approve the details of the landscaping scheme and its acceptability would be considered under the reserved matters application.

Sustainability and Energy Efficient Design

- 10.65 Policy SP2 of the BLP seeks to ensure that new development is adaptable to and mitigates against climate change that together with the Sustainability Position Statement seeks to ensure that new development is, ideally, net zero or at least 20% more efficient than that required by the current Building Regulations. The applicant is providing information to officers on the potential sustainability credentials of the proposed dwellings and the precise level of Carbon Offset Contribution. The information will be set out in a Members Update at Committee. The information submitted will then influence the detail of the requisite S.106 Legal Agreement.
- 10.66 On this basis the proposed development is considered to sufficiently accord with the objectives of Policy SP2 of the BLP and the Council's Position Statement on Sustainability and Energy Efficient Design – March 2021.

Issue xi) Other Material Considerations

- 10.67 Paragraphs 10 and 11 of the NPPF (2021) set out that there will be a presumption in favour of Sustainable Development which is consistent with the overarching objectives of the BLP. Policy HO1 of the BLP sets out a trajectory for the provision of new housing. The application site would represent a windfall site that would contribute towards the Borough's housing supply. The provision of such housing will ensure the Borough is able to maintain its up to date five-year housing land supply.

10.68 In addition, paragraphs 86(f) and 120(c) of the NPPF highlight the benefits that residential developments can have on town centre locations in terms of their viability and vitality and the weight to be given to re-using brownfield land, such as the application site, to providing for the homes and other developments that communities need.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

11.1 The site and development proposal are CIL liable with the CIL Charging Schedule setting a rate of £295.11 per sq.m. This would be chargeable for the additional increase in GIA floorspace over and above the existing area and would be agreed during the Reserved Matters application.

12. Planning Balance

12.1 The application site forms previously developed land within the centre of Cookham and is located within the Local Centre designation. The outline application would deliver 8 three-bedroom properties with associated access, parking and landscaping.

12.2 The development would result in the loss of the existing employment floorspace which is currently occupied by two private firms and a gym, the loss of which would be contrary to the objectives of Policy TR1 and ED3 of the BLP. The applicant has however been granted prior approval for the conversion of the buildings to residential. The harm the loss of the employment floorspace would give rise to is therefore of minimal weight in the overall balance.

12.3 The development would provide for an additional 8 market residential units that are located on brownfield land within an accessible and sustainable location within central Cookham. The provision of housing attracts significant weight and the NPPF makes clear that substantial weight is given to the re-use of such brownfield land.

12.4 The development would deliver both temporary and on-going economic benefits associated with the construction phase and from increased expenditure in the local services and facilities. The weight to be afforded to these benefits is tempered by the loss of the existing employment floorspace and would therefore attract moderate weight.

12.5 The scheme would, by virtue of conditions 11, 12 and 13, and the increase in landscaping and reduction in hardstanding in conjunction with the SuDS measures have the potential to improve surface water runoff rates and increase the site's ecological value which attract significant weight.

12.6 The development would result in the loss of the former waiting room, a non-designated heritage asset. Paragraph 203 of the NPPF (2021) states that *the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.* In this case, the loss of this non-designated heritage asset is considered to be acceptable in light of the benefits in the provision of 8 additional dwellings and the redevelopment of this site overall.

12.7 The development would result in a minor increase in overlooking to the occupants of St Ives. While such overlooking would be at an oblique angle and not overly harmful it does attract minor weight.

12.8 For reasons set out above the proposed development is considered to be acceptable. There are minor impacts to the historic environment and a very minor impact to residential amenity. However the benefits associated with a well designed housing scheme in central Cookham, on brownfield land, that can bring about enhancements to the landscaping and ecological value of the site, surface water runoff and encourage sustainable modes of transport outweigh the identified harm. The planning balance, and therefore the Officer recommendation is to approve subject to the resolution of the matters set out at section 1 of this report.

13. CONCLUSION

- 13.1 The application, would for the reasons set out above, represent a residential development on brownfield land within the centre of Cookham would make for highly efficient use of a brownfield site in an accessible and sustainable location. The scheme's benefits would outweigh the identified minor harm

14. APPENDICES TO THIS REPORT

- Appendix A – Site location plan
- Appendix B – Proposed Site Plan
- Appendix C – Proposed Floor Plans
- Appendix D – Proposed Peace Lane Street Scene

15. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

- 1 Details of the landscaping (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced.
Reason: To accord with the provisions of the Town and Country Planning (General Development Procedure) Order 1995.
- 2 An application for the approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission
Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 The Development shall commence within two years from the date of approval of the last of the reserved matters.
Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 4 No development above ground floor slab level shall take place until samples of the materials to be used on the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. This should accord with the details submitted in Plan No. SCC/PLN/208 Rev. B. The development shall be carried out and maintained in accordance with the approved details. The development shall only be carried out in accordance with the approved materials or such other details as agreed in writing by the Local Planning Authority.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Borough Local Plan Policies HO1 and QP3.
- 5 No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Borough Local Plan IF2.
- 6 No part of the development shall be occupied until cycle parking facilities have been provided in accordance with details to be 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 - Borough Local Plan IF2.
- 7 No part of the development shall be occupied until electric vehicle charging points have been provided in accordance with details to be 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 EV charging facilities in order to encourage the use of and uptake of EV car ownership. Relevant Policies - Borough Local Plan SP2 and IF2.
- 8 No part of the development shall be occupied until vehicle parking spaces have been provided and laid out in accordance with the approved plans. The spaces 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 : Borough Local Plan IF2.

- 9 No development shall take place until an ecological survey and associated report have been undertaken of the buildings and the site itself, along with any necessary mitigation measures and the report has been submitted to and agreed in writing with the Local Planning Authority. The development, and demolition, shall then be undertaken in accordance with the details agreed.

Reason: To minimise impacts on biodiversity in accordance with Policy NR2 of the Borough Local Plan and Paragraphs 170 and 175 of the NPPF.

- 10 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements and should include all mitigation measures outlined in the ecology report (Ethos Environmental Planning, January 2021), an updated ecology walkover survey (including an updated PRA of the building) prior to commencement of any works to ensure that conditions on the site have not significantly changed since the time of the 2020 surveys, reasonable avoidance measures during site clearance works for reptiles, nesting birds, and hedgehog (including measures which would be undertaken should any individuals of these species be found), removal of the identified PRF under the supervision of a suitably qualified ecologist, protection of the river and any vegetation to be retained, and construction lighting to be directed away from the river and any suitable bat habitat.).d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication .g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. An updated ecology report detailing the results of this updated survey should be submitted with any Reserved Matters application, and if any new signs of presence of protected species on the site is found then further surveys may need to be undertaken and/or conditioned as part of the Reserved Matters application.

Reason: To minimise impacts on biodiversity in accordance with Policy NR2 of the Borough Local Plan and Paragraphs 170 and 175 of the NPPF.

- 11 Prior to commencement of the development above slab level, details of the biodiversity net gain which will be delivered as part of this development (including a clear demonstration through the use of an appropriate biodiversity calculator such as the Defra Metric 3.0 that a net gain would be achieved) shall be submitted to and approved in writing by the council. The agreed net gain measures will thereafter be implemented/installed in full as agreed.

Reason: To provide a net gain for biodiversity in accordance with Borough Local Plan Policy NR2.

- 12 Prior to the commencement of the development above slab level, details of biodiversity enhancements, to include integral bat boxes, bricks, or tiles, and at least four swift bricks built into the walls of the new building shall be submitted and approved in writing by the council. The boxes, bricks, or tiles shall thereafter be installed in accordance with the plans and a brief letter report confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council.

Reason: Bats are protected species and swifts, although relatively common in Maidenhead and other areas, are declining and a bird of conservation concern due in part to a lack of nesting sites which are usually in buildings. This condition will result in biodiversity improvements in and around the development in accordance with Borough Local Plan Policy NR2 and Paragraph 175 of the NPPF.

- 13 Prior to commencement (excluding demolition) a surface water drainage scheme for the development, based on sustainable drainage principles shall be 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. - 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 Policy NR1 of the Borough Local Plan and 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

14 The approved details of sustainable design and construction measures to be incorporated into the development to achieve, as far as possible, a net-zero carbon outcome on site shall be implemented in full, entirely in accordance with the approved measures, and thereafter maintained.

Reason: It is necessary to ensure that the development is sustainable and makes efficient use of energy, water and materials in order to comply with Borough Local Plan Policy SP2 as informed by the guidance and requirements of the Position Statement on Sustainability and Energy Efficient Design - March 2021.

15 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 conditions 1 to 4 have 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; as 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 Monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 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 Borough Local Plan EP5.

16 No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) 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 interest of the visual amenities of the area. Relevant Policy Borough Local Plan QP3.

17 The development shall not be occupied until all walls, fencing or any other means of enclosure (including any retaining walls), have been constructed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy - Borough Local Plan QP3.

18 The proposed development should be built in accordance with the proposed mitigation strategy in the Noise and Vibration Assessment by Mewies Engineering Consultants Ltd, Ref: 25370-04-NA-01 Rev B, dated August 2021.

Reason: To secure an acceptable standard of residential amenity in accordance with Policy EP4 of the Borough Local Plan.

19 No works shall commence until the making of a detailed record of the building, up to Historic England Recording Level 2 has been undertaken in accordance with a written scheme approved by the Local Planning Authority in writing. The final document shall be agreed in writing by the Local Planning Authority, and copies of the document provided for Maidenhead Local History Library, Maidenhead Heritage Centre, Historic England and Berkshire Archaeology.

Reason: To mitigate the impact of development and to record historic and architectural interest of the non-designated heritage asset pursuant to Policy HE1 of the Borough Local Plan.

20 The window annotated as 'obscure' on the south elevation on Plot 8 as shown on Plan No. SCC/PLN/204 Rev. C shall be installed and retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of neighbouring amenity in accordance with Policy QP3 of the Borough Local Plan.

21 Notwithstanding Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any other amendment there shall be no additional windows installed to the southern elevation of Plot 8 without the prior written agreement of the Local Planning Authority

Reason: In the interest of neighbouring amenity in accordance with Policy QP3 of the Borough Local Plan. the Local Planning Authority.

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

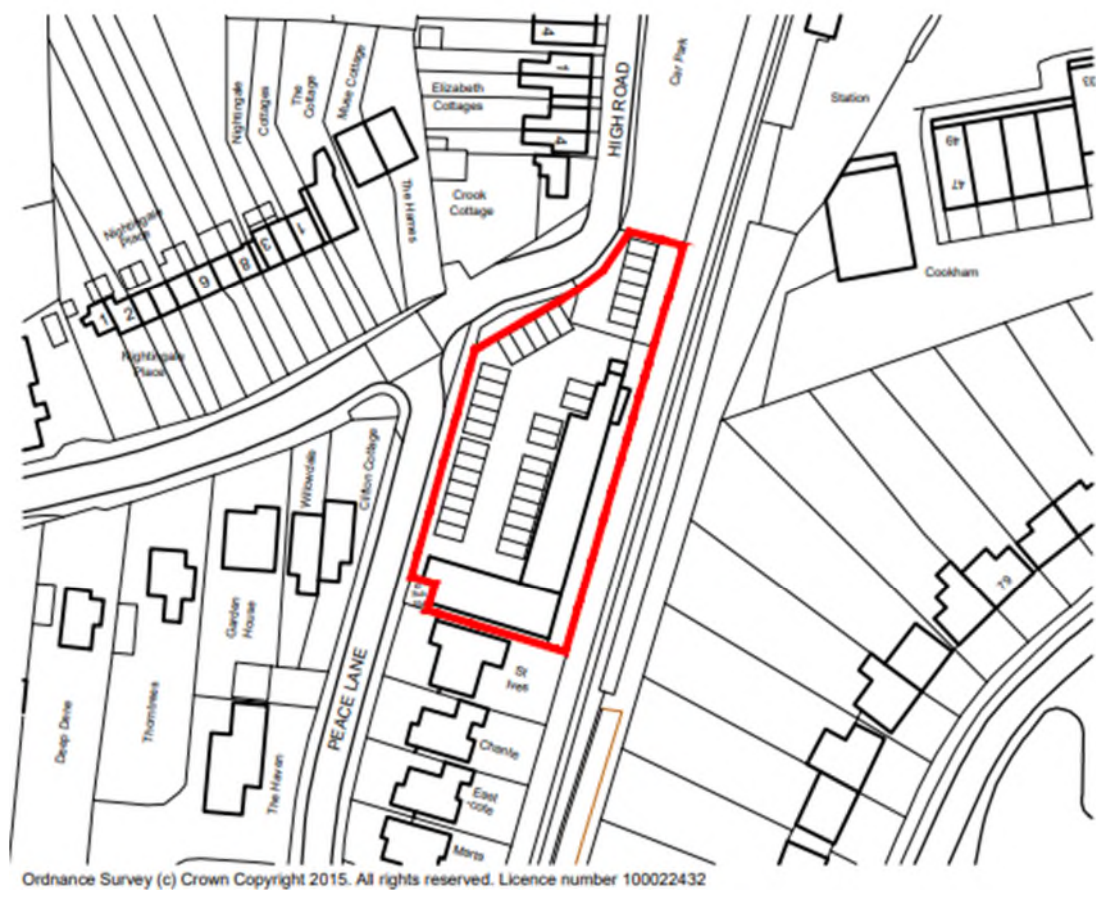
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

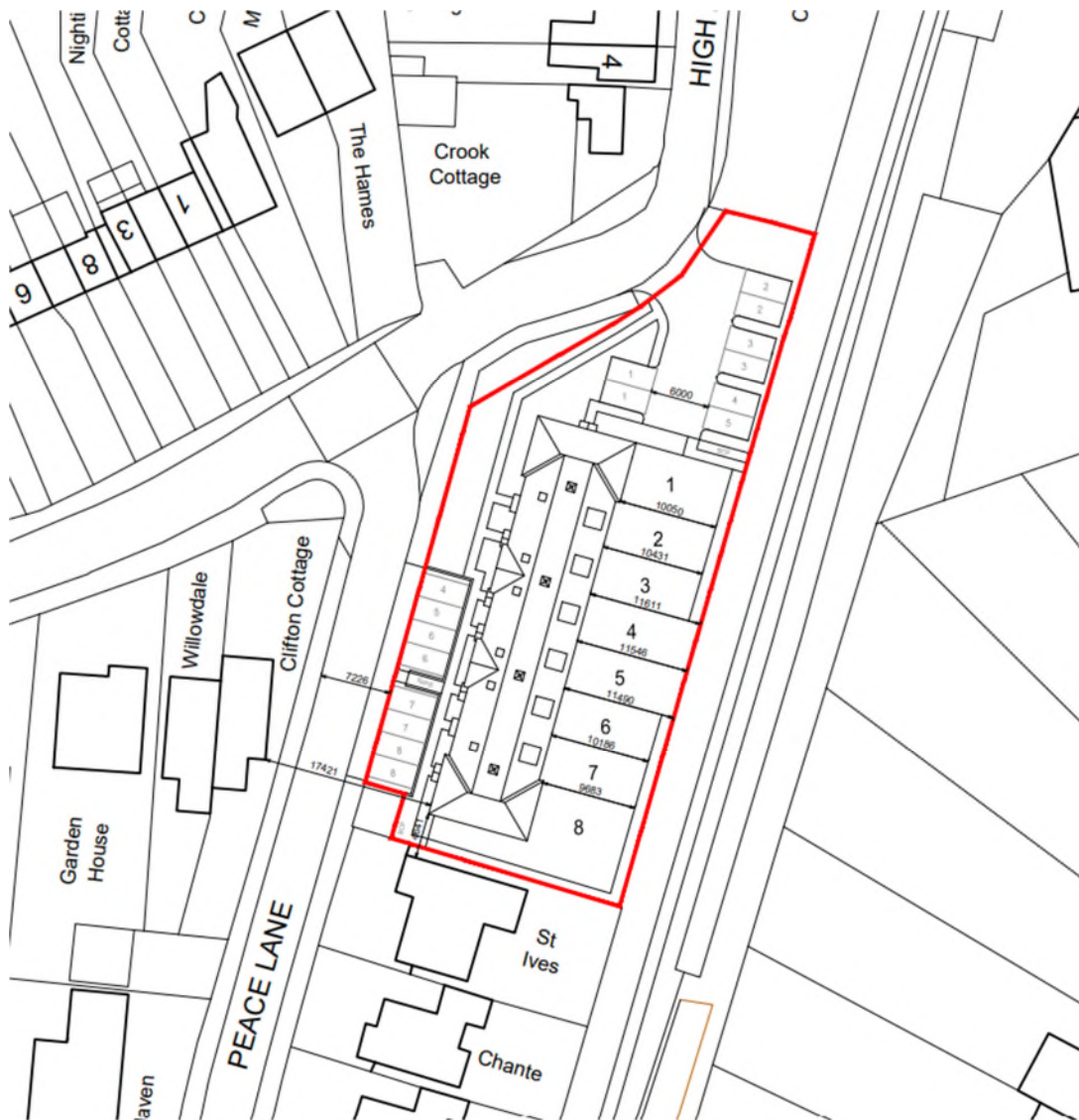
- 1 The applicant is reminded that, under the Schedule 2 of the Conservation (Natural Habitats &c) Regulations 1994 bats and their roost are a protected species. It is an offence to harm any bat or their roost. Should bats, or evidence of bats be found, during demolition works all work should cease and the local Natural England Offices be informed.

21/02331/OUT – Station Court, Cookham.

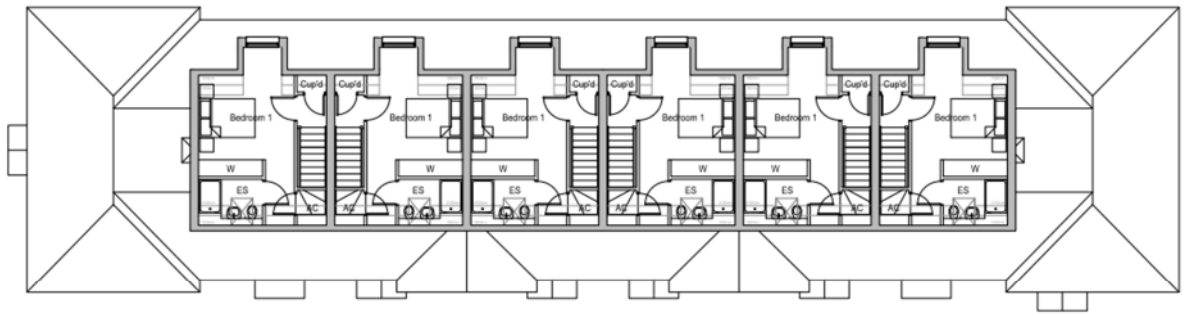
Appendix A - Site Location Plan



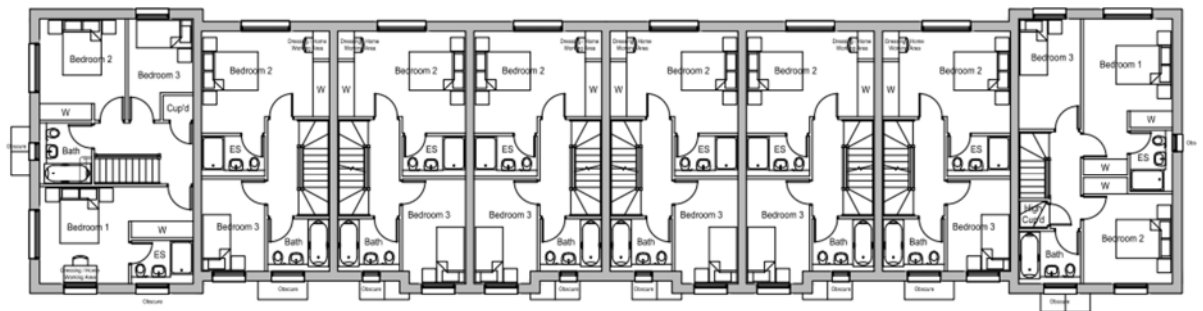
Appendix B – Proposed Site Plan



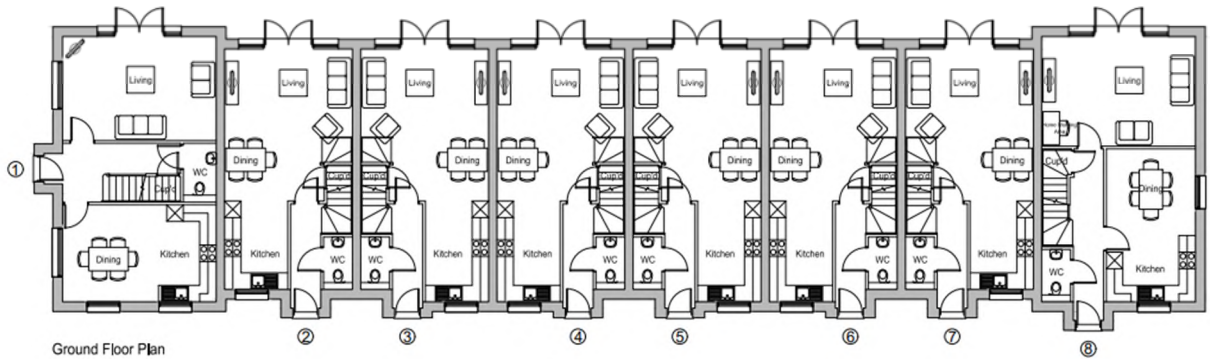
Appendix C – Proposed Floor Plans



Second Floor Plan



First Floor Plan



Ground Floor Plan

Appendix D – Proposed Peace Lane Street Scene



Proposed Peace Lane
Street Scene