

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

Application No.:	23/00352/FULL
Location:	The Lawns Nursery, Oakfield First School And Oakfield School Lodge Imperial Road Windsor
Proposal:	Change of use of the existing caretaker's bungalow (C3a) to provide early years pre-learning hub (F1a) with alterations to fenestration, rear terrace, 1no. car parking spaces and alterations to the existing school entrance with 1no. ramp and the creation of two separate entrances to The Lawn Nursery & Oakfield School.
Applicant:	Mr Smith
Agent:	Ms Ling Lee
Parish/Ward:	Windsor Unparished/Clewer East
If you have a question about this report, please contact: Vivienne McDowell on 01628 796578 or at vivienne.mcdowell@rbwm.gov.uk	

1. SUMMARY

- 1.1 Since the main report was written a satisfactory revised parking layout has been submitted, as well as a plan showing proposed ecological enhancements. The applicants also have provided additional information about the school bungalow and proposed use of the garden area.
- 1.2 The description of the application needs to be amended to refer to just one new parking space. The wording of the ecology condition can be amended to reflect the proposed enhancements.

The officer recommendation changed from defer and delegate to grant planning permission subject to conditions.

2. Amended plans

- 2.1 Drawing 220173-003 Rev B has been submitted since the main report was written. This plan shows the provision of 1 no. new parking space in front of the school bungalow. The 2no. spaces originally proposed to the side of the bungalow and within the tree root protection area have been deleted from the scheme. The amended parking layout is considered acceptable. The description of the application is to be changed to refer to one new parking space (rather than three).
- 2.2 Ecological enhancement plan 220173-203 has been submitted since the main report was written. The enhancements include a Length of Hazel hedge to the east of the new fencing; Native wild flower area to the west side of the lawn; 2 no. Bat boxes to the large tree and installation of hedgehog friendly gravel boards to fence panels. These enhancements are considered acceptable.

Amended wording for the ecology condition:

- 2.3 'Prior to the first use of the early years pre-learning hub, the biodiversity enhancement measures shall be installed in accordance with the approved plan numbered 220173-203 and shall

subsequently be retained in perpetuity, unless otherwise agreed in writing by the LPA.
Reason: To provide a biodiversity enhancement at the site. Relevant policies - adopted Borough Local Plan QP3, NR2.'

ADDITIONAL INFORMATION

- 2.4** The applicant has advised that the school bungalow has been vacant for over a year. More recently it has been used as a store for ground maintenance equipment by the schools site team. The garden area will be used for small numbers of children for closely supervised play. It will not be a general/regular playground area.

