

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

15 November 2023

Item: 1

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| Application No.: | 23/01068/FULL |
| Location: | John West House Unit 5 The Quadrant Howarth Road Maidenhead SL6 1AP |
| Proposal: | Construction of a mezzanine floor, alterations to fenestration, ventilation cowls to the existing roof, new glazed roof to courtyard area, replacement roof to detached outbuilding, rear terrace, rear boundary treatment and a covered cycle shelter to facilitate the change of use to temporary shelter facilities (Use Class C2), and a learning and training centre (Use Class F1). |
| Applicant: | Royal Borough of Windsor And Maidenhead |
| Agent: | Miss Eleanor Cannon |
| Parish/Ward: | Maidenhead Unparished/Oldfield |
| If you have a question about this report, please contact: Dariusz Kusyk on 01628 796812 or at dariusz.kusyk@rbwm.gov.uk | |

1. SUMMARY

- 1.1 The application seeks planning permission for the change of use of the building to temporary shelter facilities (Use Class C2) and a learning and training centre (Use Class F1), with associated internal and external alterations.
- 1.2 The site is located on Howarth Road, Maidenhead, within an area which is identified as a Protected Employment Site, in the form of an Industrial Area in policy ED2 of the Borough Local Plan (BLP). The proposal would result in the loss of the existing commercial use within this protected employment site. However, the information submitted as part of the application demonstrates that there is an established and identified need for the provision of temporary shelter facilities within the Borough, with the proposals also providing the necessary facilities and support to ensure residents are in a position to sustain permanent accommodation and employment. Furthermore, the facility has been the subject of a previous five year temporary permission and has proven to be an asset in supporting the RBWM's Rough Sleeper Pathway. This represents significant social benefits associated with the proposal. In this context, and given that prior to the implementation of the temporary permission the site was vacant and underutilised and has been vacant since June 2022, on balance, the identified benefits of the proposal would outweigh the loss of the existing use.
- 1.3 It has also been demonstrated that the proposal is acceptable with regard to the overall quality, scale, type of use and activity level and it would result in a development that has an acceptable impact on the appearance of the building and surrounding area. The site is located within an industrial estate where there are a number of commercial uses. The proposed accommodation is temporary in nature and has been designed to minimize the impact of development in the surrounding area. All bed spaces incorporate natural light and ventilation, with access to an amenity space to the rear, and would represent an acceptable standard of accommodation. The level of parking proposed is considered acceptable for the scale of development in this sustainable location and given the proposed use, with safe access to local facilities in the surrounding area for residents by walking or cycling. Furthermore, the proposals would not result in unacceptable harm to residential amenities or flooding and has the potential to introduce sustainability measures to reduce the carbon footprint of the development, subject to the use of appropriate conditions and/or securing through the legal agreement.

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| It is recommended the Committee authorises the Assistant Director of Planning: | |
| 1. | To grant planning permission subject to the following: <ul style="list-style-type: none"> • Completion of a Section 106 legal Agreement to secure: <ul style="list-style-type: none"> • Carbon Offset Contribution and a mechanism to secure compliance testing and any resulting shortfall payments, pursuant to the Interim Sustainability Position Statement. • The conditions as listed in Section 14 of this report. |
| 2. | To refuse planning permission if an undertaking to secure the above has not been satisfactorily completed for the reason that the proposed development would not be accompanied by carbon offset contribution provision. |

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee. The Council is the applicant and in line with the Council's Constitution, the application is to be determined by the Maidenhead Development Management Committee.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located in a group of light industrial units on the edge of an industrial/retail and residential area which is sited approximately 1.5km south of Maidenhead town centre. The site benefits from close proximity to main roads and public transport links, retail and leisure facilities. The unit has allocated parking spaces within a larger car parking facility for the area known as The Quadrant.
- 3.2 The site has been vacant since June 2022 following the cessation of the five year permission for the temporary use of the building as an emergency homeless shelter and training centre (see section 6).

4. KEY CONSTRAINTS

- 4.1 The key site designations and constraints are listed below:
- Howarth Road, Off Stafferton Way, Maidenhead Industrial Area - Protected Employment Site; and,
 - Flood Zone 3.

5. DESCRIPTION OF THE PROPOSAL

- 5.1 The application seeks planning permission for the following works:
- construction of a mezzanine floor;
 - alterations to fenestration;
 - ventilation cowels to the existing roof;
 - new glazed roof to courtyard area;
 - replacement roof to detached outbuilding;
 - rear terrace;
 - rear boundary treatment; and,
 - a covered cycle shelter.

- 5.2 The proposed works are sought in connection with planning permission to facilitate the change of use of the building to temporary shelter facilities (Use Class C2) together with a learning and training centre (Use Class F1). The building would have capacity for 22 residents. To the newly created mezzanine floor (see above works), the proposals would provide 14 self-contained studio units for longer term placements. At ground floor level, two self-contained studio units are proposed, in addition to a medical room which could be converted into a self-contained unit, if required, and five dormitory-style beds for shorter term placements.
- 5.3 Ancillary living facilities, including communal living areas and kitchen spaces would be provided within the building to support the use, with associated facilities within the site grounds such as a laundry room, plant storage and a yard and kennels, alongside a reconfigured communal amenity space.
- 5.4 The proposed training facilities would offer learning and training opportunities to support users transition back into permanent housing and also employment. Office space and a consultation room to support these facilities would be delivered on site, as well as a reception area, both a medical and a consulting room for residents, and associated facilities for staff to provide the necessary training facilities on site.
- 5.5 Amended plans were provided during the course of the application which revised the internal layout to the residential rooms, alongside associated alterations to the fenestration.

6. RELEVANT PLANNING HISTORY

| Reference | Description | Decision |
|---------------|---|---------------------|
| 16/02659/FULL | Temporary change of use from Class B1 and B8 (office) to a mixed use of C2, D1 and B8 (emergency shelter, furniture repair workshop and food bank storage). | Approved 30.09.2016 |
| 17/00717/VAR | Variation of Condition 2 (Seasonal Restriction) of planning permission 16/02659/FULL to allow year round opening. | Approved 12.05.2017 |

- 6.1 In September 2016, planning permission for a temporary period of five years was granted under application ref. 16/02659 for the change of use of a vacant industrial building to an emergency homeless shelter and training centre. As set out in the Officers Report for this application, the temporary loss of part of this building for employment purposes weighs against the development; however the fact that the site is vacant, that the loss would only be temporary as well as the social and economic benefits of assisting these vulnerable people results in a set of material considerations which clearly outweigh the policy objection (to the loss of the existing office/industrial/warehousing use). This permission was implemented at the site.

7. DEVELOPMENT PLAN

Borough Local Plan (BLP)

| Issue | Policy |
|---|---------------|
| Spatial Strategy for the Borough | SP1 |
| Climate Change | SP2 |
| Sustainability and Placemaking | QP1 |
| Character and Design of New Development | QP3 |
| Trees, Woodlands and Hedgerows | NR3 |
| Environmental Protection | EP1 |
| Air Pollution | EP2 |
| Artificial Light Pollution | EP3 |
| Noise | EP4 |
| Sustainable Transport | IF2 |
| Community Facilities | IF6 |
| Employment Sites | ED2 |
| Other Sites and Loss of Employment Floorspace | ED3 |
| Flooding | NR1 |

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF)

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 6 – Building a strong, competitive economy

Section 8 – Promoting healthy and safe communities

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

Supplementary Planning Documents

- Borough Wide Design Guide (BWDG)

Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy
- RBWM Interim Sustainability Position Statement
- Corporate Strategy
- Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

Five occupiers were notified directly of the application.

No comments have been received in connection with the application.

Consultees

| Consultee | Comment | Where in the report this is considered |
|-------------------------------|--|--|
| RBWM Highways | No objections, subject to condition and informative. | See section 10. |
| RBWM Environmental Protection | No objections, subject to condition. | |
| RBWM Housing Enabling | Approval recommended. | |
| RBWM Housing Options | Approval recommended. | |

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i. Principle of the proposed development;
- ii. Impact on the appearance of the area;
- iii. Impact on residential amenity;
- iv. Parking and highway safety;
- v. Flooding; and,
- vi. Sustainability.

Principle of the development

- 10.2 Policy ED1 of the BLP sets out that a range of different types and sizes of employment land and premises will be encouraged to maintain a portfolio of sites to meet the diverse needs of the local economy. Appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to make their use more efficient and to help meet the forecast demand over the plan period and to respond to modern business needs. Policy ED1 then continues, stating that the Council will ensure that there is a flexible supply of high quality employment floorspace making some new allocations, utilising existing employment areas and promoting a more intensive use of these sites through the recycling, refurbishment and regeneration of existing older or vacant stock and promotion of flexible working practices.
- 10.3 The application is located on Howarth Road, Maidenhead, within an area which is identified as a Protected Employment Site, in the form of an Industrial Area in policy ED2 of the BLP. Policy ED2(2) states that within industrial areas such as this, there will be a strong presumption in favour of retaining premises suitable for industrial, warehousing and similar types of uses, (including premises, suitable for medium, smaller and start-up businesses). Proposals for new premises suitable for these types of uses will be supported. Other uses will only be permitted if they are ancillary to industrial or warehousing uses, do not result in the loss of industrial or warehousing premises or demonstrate a sufficient benefit for the economy of the Borough.
- 10.4 It continues at policy ED2(4) that within industrial, business and mixed use areas, development proposals that improve and upgrade the facilities available to support businesses will be supported and at policy ED2(6) that for all Protected Employment Sites, a sites a 'nil net loss' of commercial floorspace will apply.
- 10.5 Policy ED2(7) goes on to state that in exceptional circumstances where redevelopment does not provide full replacement space the Council will require market evidence to justify this loss, using policy ED3 and Appendix D as a guide. This should consider both the reuse of the buildings on site and feasibility/viability of replacement space offered freehold or leasehold. Justification should also be provided as to why the release is needed in advance of the plan review of the allocation in question.

- 10.6 The application seeks planning permission for the change of use of the building from a Class E and B8 use, to temporary shelter facilities (Use Class C2) together with a learning and training centre (Use Class F1). The proposal would comprise a mix of living, medical, consultation, educational and office facilities. These spaces would serve as a professional support service for residents, alongside providing for learning and training opportunities to support residents to get back into permanent housing.
- 10.7 The proposed development would result in the loss of the existing use on the site, within an identified Protected Employment Site. Accordingly, in support of the application, the applicant has provided the following detail with regard to justifying the need for the proposed use within the Borough.
- 10.8 As set out in section 6, temporary planning permission has previously been granted at the application site for a change of use to a mixed use of C2, D1 (now Class E) and B8 (emergency shelter, furniture repair workshop and food bank storage). Although this permission was only for a temporary period of five years (approved on 30.09.2016), the use of the site for temporary emergency accommodation and training facilities has established the principle of the proposed use on the site. As set out in the Officers Report for application ref. 16/02659/FULL, the 'temporary loss of part of this building for employment purposes weighs against the development; however the fact that the site is vacant, that the loss would only be temporary as well as the social and economic benefits of assisting these vulnerable people results in a set of material considerations which clearly outweigh the policy objection.'
- 10.9 Furthermore, it is noted that prior to the implementation of the temporary use referenced above, the site was vacant and underutilised, with no commercial occupier, and has been vacant since June 2022 following cessation of the temporary permission. Whilst no formal marketing information has been submitted with the application, this is a material planning consideration in the determination of the current application.
- 10.10 With regard to the specific use which is proposed under the planning application, Part VII of the Housing Act 1996 requires housing authorities to provide temporary accommodation to households who are eligible for assistance, homeless and who have a priority need. This temporary accommodation must be suitable and there is a duty to provide such facilities. There is currently no supported accommodation provision for single homeless people in the borough. This application would provide provision for a maximum capacity of 22 residents. All bed spaces incorporate natural light and ventilation and would represent an acceptable standard of temporary accommodation. The application site is centrally located within Maidenhead town centre and provides ease of access to vital facilities for residents and would assist the Council in meeting its statutory obligation to provide accommodation to homeless people who require support, with no alternative premises available to the Council to provide such provision.
- 10.11 In addition to temporary accommodation, the proposal would also include on-site provision of support, including life skills, medical care, assistance with managing money, support with education and employment opportunities, substance misuse, mental health, meal planning. The proposal would therefore accord with BLP Policy IF6 which states that "Proposals for new or improved community facilities which meet the needs or aspirations of local residents and visitors will be supported. Where an assessment identifies specific needs in the local area, proposals to meet that local need will be supported when they are located in areas that are accessible by walking, cycling or public transport" and "Where a new community facility is proposed (including stand-alone new facilities, facilities provided as part of a mixed-use development or conversions), it should be in an accessible location and designed to maximise use by local communities. Proposals for new community facilities should demonstrate that there is a specific need for the facility in the local area. This is an important factor, because in combating homelessness, Local Authorities not only have a duty to provide shelter, but also to offer training in life skills to assist in rehabilitation once rehousing has taken place.
- 10.12 It has been identified that there is an established need within the borough to provide such facilities, with the Council's Housing department confirming that the proposals would provide the necessary facilities and support to ensure residents could sustain a tenancy moving forward with the vital aid and assistance of the proposed accommodation and associated facilities. This represents

significant social benefits for residents within the Borough. Furthermore, the facility has been operating on site since the temporary permission was implemented, without any complaints from local residents or businesses, and has proven to be an asset in supporting the RBWM's Rough Sleeper Pathway. In this context, and given that prior to the implementation of the use, the site was vacant and underutilised, overall, the identified benefits of the proposal would outweigh the loss of the existing use.

Design and Character

- 10.13 The appearance of the development is a material planning consideration. Policy QP3 of the BLP 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.
- 10.14 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. The Borough Wide Design Guide is also relevant and is consistent with national and local policy in relation to the character and appearance of a development.
- 10.15 Externally, the proposal would include changes to the fenestration of the building. The proposed scheme would incorporate additional windows, infilling glazed panels and a side door and roof ventilation cowls would be installed within the roof of the main building. In addition, the existing brick outbuilding would be refurbished with polycarbonate canopy to the covered courtyard area and bike storage would be erected. Overall, the proposed external alterations would be in keeping with the main building and adjacent industrial properties. The proposals would be of a design in keeping with the building and surrounding area and would respect the character of the area, incorporating enhancements in the form of improved landscaping. The proposals comply with policy QP3.
- 10.16 The existing ground floor area would be rearranged to facilitate the use, with an increase in internal usable area resulting from the creation of additional first floor space which would infill the existing void. The residential areas would be mixed with offices and communal space on the ground floor, with a shared rear garden, which would be significantly enhanced by replacement trees, alongside an outdoor social space, raised planting bed, native shrub planting and replacement hard/soft surfacing. This hard and soft landscaping would be secured by recommended condition.

Amenity

- 10.17 Additional windows would be created to the ground and upper levels of the building, alongside alterations to the existing outbuilding. Given the siting of the application site and the separation distances from adjacent buildings, the proposals would not have an unacceptable impact on overlooking. There would be no additional built form to the building and as such, the proposal would not result in unacceptable loss of light or sense of enclosure over and above that of the existing situation.
- 10.18 The proposal would not result in a use which would cause an unacceptable level of noise or disturbance that would harm the amenities of the neighbouring occupiers. The site is located within an industrial estate where there are a number of commercial uses in the surrounding area. The orientation of the building is such that the accommodation to the rear of the site would back onto the reconfigured amenity space and the watercourse beyond. Furthermore, the units to the front would have an open aspect onto the forecourt in front and beyond. Whilst the location would mean that the premises would be the subject of some noise and disturbance from the commercial uses, the proposed accommodation is temporary in nature and has been designed to minimize the impact. Furthermore, all habitable rooms have access to natural light and ventilation with access to communal amenity space and it is noted that the site has previously been in use for such accommodation. Overall, in this context, the proposals would represent an acceptable standard of accommodation.

10.19 Environmental Protection have recommended a number of conditions with regard to the construction period (working hours and deliveries). However, these matters are covered by other legislation and such conditions would not meet the relevant tests for their imposition.

Parking and highway safety

10.20 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 seeks similar goals in seeking to ensure development proposals maximise and promote opportunities for sustainable transport modes.

10.21 The site is located in a sustainable location, in close proximity to Maidenhead town centre and public transport facilities. The site benefits from excellent connectivity and has good access to a range of services and amenities. It is within a 10-minute walk (700m) along public footpaths from Maidenhead Train station, with local services provided along Stafferton Way within a four minute walk (300m) of the site. There is also cycle infrastructure in the locality with cycle paths running along Stafferton Way and The Cut. As such, the principle of the use is acceptable and would provide pedestrian links to facilities in the surrounding area.

10.22 The proposals would retain the nine existing car parking spaces for residents and staff. It is acknowledged that future tenants would be without permanent accommodation and are therefore unlikely to have access to a private vehicle. In this context and given the sustainable location, the proposed arrangement is acceptable in this instance.

10.23 The proposals would provide facilities for the safe and secure storage of 20 cycle parking spaces. This is in with the Council's parking strategy and provision would be secured by recommended condition, prior to occupation of the development.

Flooding

10.24 The proposal is for a change of use and is not therefore subject to either the sequential or exception tests. Notwithstanding this, BLP Policy NR1 sets out that within designated Flood Zones 2 and 3 (and also in Flood Zone 1 on sites of 1 hectare or more in size and in other circumstances as set out in the NPPF) development proposals will only be supported where an appropriate flood risk assessment (FRA) has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms.

10.25 The application site is offered protection from the Maidenhead, Windsor and Eton Flood Alleviation Scheme consisting predominantly of the Jubilee River and the North Maidenhead Bund. However, the presence of the defences does not remove the site from Flood Zone 3. Accordingly, the application has been submitted alongside an FRA. The FRA confirms that the levels around the building are between 23.6mAOD to 23.8mAOD, with levels to the west of the building within the car park falling to around 23.5mAOD. The lowest finished floor level (FFL) for the proposed ground floor is 23.86mAOD, resulting in 30mm of flooding when compared with the 1% annual probability+35% climate change flood event and 300mm of flooding in the extreme 0.1% annual probability flood event.

10.26 The existing floor level would be retained and the proposals would not increase the existing footprint of the building; however, additional hardstanding and an outbuilding is proposed. As set out in the FRA, a number of mitigation measures are proposed for the buildings with regard to floor/material finishes and location of sockets, in line with Environment Agency Standing Advice, alongside demountable flood barriers to all thresholds and on site flood monitor and alarm systems. The FRA also references details of a flood warning and evacuation plan and submission of further detail of this plan, prior to occupation. Subject to recommended conditions to secure the mitigation measures in accordance with the FRA, the proposed works to the building and site would have no

impact on flow of flood water, reduce the capacity of the floodplain to store water, or increase the number of properties or people at risk of flooding or increase flood risk elsewhere.

- 10.27 With regard to future residents, the majority of the sleeping accommodation is located at first floor level. Whilst sleeping accommodation is proposed at ground floor level in the form of two studio units and a shared five bed room, this is in order to maximise the provision within the site and the first floor area is accessible via an internal stair case. In this context, and subject to recommended conditions to secure and retain the mitigation measures as set out in the FRA and the submission of a flood warning and evacuation plan prior to occupation, the proposals demonstrate that future occupiers of the building would not be at risk from a flood event.

Sustainability

- 10.28 The Climate Change Act 2008 (CCA2008) imposes a duty to ensure that the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline. Paragraph 152 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate by contributing to a radical reduction in greenhouse gas emissions, minimising vulnerability and improving resistance, and supporting renewable and low carbon energy and associated infrastructure. The Council declared a climate emergency in June 2019 and intends to implement a national policy to ensure net-zero carbon emissions can be achieved by no later than 2050.
- 10.29 In December 2020, the Environment and Climate Strategy was adopted to set out how the Borough will address the climate emergency. These are material considerations in determining this application. The strategy sets a trajectory which seeks a 50% reduction in emissions by 2025. While a Sustainability Supplementary Planning Document will be produced in due course, the changes to national and local climate policy are material considerations that should be considered in the handling of planning applications and achievement of the trajectory in the Environment and Climate Strategy will require a swift response. An Interim Sustainability Position Statement (ISPS) has therefore been adopted to clarify the Council's approach to these matters.
- 10.30 This application is accompanied by a Sustainability and Energy Statement. This sets out a number of sustainability measures to maximise energy efficiency. The proposed sustainability measures show that through the use of Air Source Heat Pumps, the proposals would achieve a 10% reduction in CO2 emissions, with total regulated emissions of 20.34 tonnes of CO2. Whilst the proposals would represent a reduction in the potential CO2 emitted from the site, the proposal would not achieve net zero. As such, it is reasonable for the Local Planning Authority to achieve the remainder by a Building Emission contribution. This building emission contribution has been calculated and would be secured through the legal agreement. Subject to completion of the legal agreement and recommended condition to secure further details of the energy efficiency measures set out in the report, the proposal would accord with Policy SP2 of the BLP.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 The development is CIL liable. However, the site is located within Maidenhead Town Centre and the development comprises social housing. The CIL rate is therefore £0.00.

12. PLANNING BALANCE AND CONCLUSION

- 12.1 The scheme would conflict with policy ED2 of the BLP as it would result in the loss of the existing lawful use in a Protected Employment Site. The identified need for temporary housing in the Borough is a material planning consideration of some considerable weight and it has been demonstrated that the proposals would result in significant social benefits. In this context, the loss of the existing use is considered acceptable.
- 12.2 As set out in the section above, there are no other adverse impacts that cannot be mitigated either through recommended condition or through the completion of a legal agreement. For reasons set out above, the proposal is considered acceptable and the recommendation is that planning permission is granted, subject to recommended conditions and the completion of the required legal agreement as set out in Section 1 of this Report.

13. APPENDICES TO THIS REPORT

- Appendix A – Site location plan
- Appendix B – Existing site plan
- Appendix C – Proposed site plan
- Appendix D – Existing ground floor plan
- Appendix E – Proposed ground floor plan
- Appendix F – Existing first floor plan
- Appendix G – Proposed first floor plan
- Appendix H – Existing elevations
- Appendix I – Proposed elevations
- Appendix J – Existing outbuilding
- Appendix K – Proposed outbuilding

14. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Borough Local Plan QP3.
- 3 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been 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.
- 4 The development shall be implemented and thereafter maintained in accordance with the Flood Risk Assessment received on 8th February 2023.
Reason: To secure appropriate flood mitigation measures. Relevant Policies - Borough Local Plan NR1.
- 5 Prior to occupation of the development, a flood warning and evacuation plan shall be submitted to and approved in writing by the Local Planning Authority. The use of the building shall be carried out in complete accordance with the details contained in the approved plan.
Reason: To secure appropriate flood mitigation measures. Relevant Policies - Borough Local Plan NR1.
- 6 The hard and soft landscaping scheme shall be implemented within the first planting season following the first use of the development in accordance with the detail shown on the approved plans. The development shall be retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Borough Local Plan QP3.
- 7 Prior to occupation of the development, details of the air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained thereafter in accordance with the approved details and in accordance with the details

set out in the Energy Statement for Planning dated October 2023 version 4.0.

Reason: To help mitigate climate change in accordance with the Interim Sustainability Position Statement. Relevant Policy – Borough Local Plan SP2.

- 8 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.

1100 Rev. P2

1303

1107 Rev. P5

1301

1205

1206

1105 Rev. P5

Informatives

- 1 Any incidental works affecting the adjoining highway shall be approved and a licence obtained before any work is carried out within the highway, through contacting The Highways and Transport Section at RBWM. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out. No builder's materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.