

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

Maidenhead Panel

Application No.:	23/01738/FULL
Location:	12 Lees Close Maidenhead SL6 4NU
Proposal:	Outbuilding (retrospective)
Applicant:	Mr Thandi
Agent:	Mr Kashif Bashir
Parish/Ward:	Maidenhead Unparished/Boyn Hill

If you have a question about this report, please contact: Ritu Singh on or at ritu.singh@rbwm.gov.uk

1. SUMMARY

- 1.1 National Highways in their recent response dated 19/12/2023 requested specific drainage related documents to demonstrate that additional surface water runoff from development would not be a risk to its assets (A404).

It is recommended the committee grants planning permission with the conditions listed in Section 14 of the main report with the additional condition in Section 3 below.

2. Comments from Consultees

- 2.1 Recent response from National Highways dated 19/12/2023.

Comment	Officer response	Change to recommendation?
National Highways (NH) The applicant needs to provide NH with details of the soakaway, design, dimensions including infiltration testing and ground investigation to understand whether additional run off would not be a risk to its assets (A404). They advise that all surface water will need to be contained and discharged from within the red line (property) boundary.	A condition for the submission of details of how surface water will be managed (to be submitted for approval by the Local Planning Authority) is recommended.	No

3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED (ADDITIONAL CONDITION)

- 3.1 Details of the surface water drainage, to include the design, dimensions and information about
Development Control Panel North

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infiltration testing and ground investigation shall be submitted to the Local Planning Authority for approval in writing within 2 months of the date of this decision notice. The approved surface water drainage scheme shall be implemented in accordance with these approved details, within one month of these details being approved by the Local Planning Authority. To ensure that surface water from the development is managed. Policy NR1 of the Borough Local Plan.

