

Application 20/01341 – 115 Horton Road, Datchet. Datchet parish council would like to issue an objection to this application for the following local points:

1. The plans of this property are misleading. There are differences in the boundary of the property as shown in the satellite image attached here and the block plans submitted by the applicant. We feel there needs clarity on this boundary before any planning can be reviewed as a precedent for a change of use could be applied to the rear of the block plan boundary, which appears to have been separated and changed from residential to commercial use. Therefore, misleading any review of the application process.
2. If permission was to be granted, we would like a note added that all rear garden area should be kept as open ground and not hard standing to support natural drainage.
3. Additionally, we would raise an objection that the plans are not clear that this property sits within flood zone 3 and the final footprint or materials would be in line with properties being built in the flood zone. See attached Environmental Agency map and that any application should take into consideration the risk of regular flooding and should be refused until further investigations are completed to reduce flood.
4. We would also note that the plans are very vague as to the accuracy of the footprint and the location of windows amongst other detail. We would draw the planning officer's attention to the elevation and floor plans where the windows on the side elevation plan are on the ground floor whereas on the floor plan they appear on the upper floor. We feel new plans with more accuracy and detail should be supplied to control the development should permission be granted.
5. This property has been subject to much debate in the local area on usage and occupancy and this would be an opportunity to add conditions to any permitted planning application to improve and compliment the surrounding community and buildings, should planning be permitted.