

DATCHET PARISH COUNCIL PLANNING ADDENDUM

PUBLIC COMMENTS If you have any comments which you would like the Council to take into consideration when responding please email clerk@datchetparishcouncil.gov.uk and these will be passed onto the Lead/Deputy Lead Member for Planning.

Applications to be considered at the meeting on Monday 13th MARCH 2023

NEW APPLICATIONS – FOR CONSIDERATION

Parish: Datchet Parish Council **Appn Date:** 03.02.2023 **Appn No:** 23/00288
Location: **White Haven London Road Datchet Slough SL3 9JW**
Type: Works To Trees In Conservation Area
Proposal: Beech tree - Crown reduce as shown.

Recommendation: No objection for reduction only.

Links: <https://www.dropbox.com/sh/w4rt33xzb0rzml3/AAAtAToxQoCGq2L5yCOQ-CSa?dl=0>

Parish: Datchet Parish Council **Appn Date:** 01.02.2023 **Appn No:** 23/00284
Location: **1 Manor Houses The Green Datchet Slough SL3 9EL** **Type:** Listed Building Consent
Proposal: Consent for external and internal alterations, including the removal of existing staircase, adjustment of internal floor levels, removal of internal walls, removal of a rear chimney stack, partial raising of the ridge with 1no. rooflight and alterations to fenestration.

Recommendation: Objection but with mitigating conditions should be applied or considered by officers and referral to the listed buildings officer for input and approval with conditions. Conditions: 1. No changes to the original listed parts of the original structure in particular removal of original period structures that do not affect ventilation or space should be maintained i.e the original period staircase should be maintained. 2. All materials and techniques should be in line with original features should be used in the original part of the building. 3. No external changes to the front facing element of the property looking out onto the historic conservation area should occur. 3. Consideration to flooding as historically this property sits in a flood zone and consideration should be applied to protect the property and give access to occupants to escape safely. A flood risk assessment should be included into the application, as there is no evidence one has ever been done and this would be prudent on any new application (We note the applicant states it complies with the BLP). 4. We would wish to see the original 16th/17th Century property maintained in full but later alterations be corrected at the rear of the property be altered as proposed. This is based on consideration of some key original features being maintained at all times around modern improvements to maintain character and history.

Links: <https://www.dropbox.com/sh/2n3oqtm0aw2raun/AAC3QrddHyB785PNzFj90N6va?dl=0>

Parish: Datchet Parish Council **Appn Date:** 02.02.2023 **Appn No:** 23/00283
Location: **1 Manor Houses The Green Datchet Slough SL3 9EL** **Type:** Full
Proposal: Partial raising of the ridge with 1no. rooflight and alterations to fenestration.

Recommendation: Objection but conditions should be applied or considered by officers and referral to the listed buildings officer for input and agreement to conditions. This would mitigate any objection. Conditions: 1. The applicant suggests removing some original features on this application which should be avoided. We would like listed building officers' guidance be applied to maintain all original features and alternative designs be supplied to maintain all original features inside and outside of the property.

Links: <https://www.dropbox.com/sh/m2308nfw0q8lkpg/AAB72OSY6D0a1DMtOPGkpb12a?dl=0>

Parish: Datchet Parish Council **Appn Date:** 02.02.2023 **Appn No:** 23/00276
Location: 66 London Road Datchet Slough SL3 9LQ **Type:** Full
Proposal: Single storey front extension and a part two storey, part first floor side/rear extension and alterations to fenestration.

Recommendation: Objection over concerns to the loss of historic natural light into the front and side elevation of the neighbouring property. To mitigate this, we would suggest a reduction in width to the side extension or add a sloping roof on the second story to allow natural light into the adjoining property or reduce to a single-story side extension only. This is due to the angles of the plot and the application to be part two story side extension.

Links: <https://www.dropbox.com/sh/558ojigpkv9tnjd/AADzwElchg5Eeha4M6U46wYEa?dl=0>

Parish: Datchet Parish Council **Appn Date:** 06.02.2023 **Appn No:** 23/00306
Location: 10B - 10C High Street Datchet Slough SL3 9EA **Type:** Full
Proposal: Installation of new shop front (Retrospective).

Recommendation: Objection but with mitigation conditions to guide officers with local knowledge. This application although retrospective sits inside the historic Datchet conservation area and therefore it is imperative that we maintain the character of the street scene for a historic village and not allow the loss of traditional style shop fronts. Therefore, we would recommend input from the conservation officer and reference back to the adopted Datchet Design Guide and Datchet Neighbourhood plan which is entering referendum and adoption so carries weight towards applications. We refer you to points 5.2 and 5.3 of the DDG.

We do not feel the changes to the shop front have taken into consideration the adopted Datchet Design guide concerns and would seek conservation and planning officers' input to recommend alternative frontage design to be brought into place to reflect the street scene of the village. There should conditions placed to limit the use of adhesive signage that the current installation allows and encourages the use of adhesive signs to create a privacy option of the owners.

We appreciate this is an ongoing and important community business, therefore we would suggest an extended period to support the business to bring the shopfront into compliance. We would recommend that the applicant refers to the adopted Datchet Design Guide sections 5 but we should not lose sight that the applicant did not comply with any of the conservation area appraisal guidelines or the DDG at the design stage or installation and now faces additional costs to bring the shop front back into compliance so we would support a commercially viable period to redesign and change the frontage to maintain the business. We would recommend all local business need to follow the adopted Datchet design guide before installing or changing any frontages inside the historic Conservation Area or close to listed buildings within the conservation area.

Links: https://www.dropbox.com/sh/tiu5zvn04j5vfr/AADC6wGXaKOA4_uL2kZ37Ve9a?dl=0

Parish: Datchet Parish Council **Appn Date:** 07.02.2023 **Appn No:** 23/00223
Location: 15 Gables Close Datchet Slough SL3 9BB **Type:** Full
Proposal: Relocation of front entrance door, garage conversion, single storey front/side and rear/side extension and alterations to fenestration.

Recommendation: Objection – There is no history of applications to this property in the documents and there is clearly a further permanent building been built to the property at the rear of the garden in recent years as the attached image shows:

<https://www.dropbox.com/s/63b89jml66mhd0j/Rear%20permement%20structure%2015%20Gables%20Clos%20Datchet.pdf?dl=0> This previous building should be taken into consideration of the overall extended non permeable area within the flood zone and not excluded from this application. As our image of historic flooding proves this area flooded in 2014 (less that a 1:100 event). So, we are concerned of over development in the flood zone. We additionally support the objection letter from a neighbouring property and their concerns on loss of natural light, substantial change in street scene and character of the properties and the parking concerns raised. However, we hope to add some options to mitigate the applicants plans to remove or reduce the adverse effects to the neighbour's in this small close in Datchet There is obviously a loss of historic natural light on the adjoining property on the rear part of this application and we would mitigate that by reducing the nearest elevation to the adjoining property to a single-story flat roof (not as designed and to restrict the height of the extension to support this condition) or drop back the wall adjoining to the next property further (reducing the extension size and width) to allow natural light and a less claustrophobic feeling to the neighbouring property. Alternatively, we would request the applicant removes the adjoining extension at the rear affecting the historic natural light into the neighbouring property and apply for the opposite side extension only. This would further support the reduction in size of the extension in a flood zone. This property and land has a long history of flooding in particularly in 1947 & 2014 and is affected more frequently than the flood risk assessment states (Evidence of actual flood water in 2014 is attached here:

<https://www.dropbox.com/s/ms2j730933ca6nz/Flooding%20in%202014%20copy.pdf?dl=0>) Additionally outside of this application is the parking issue on the street and this application will have an adverse effect and will increase the restrictive parking on the street (see attached google image of cars blocking the entrances to 15 & 16 Gables Close: <https://www.dropbox.com/s/s2c09a3qtcx0rj8/Parking%2015-16%20Gables%20Close.pdf?dl=0>) This is further escalated by the removal of the car port that the applicant has applied for and should not allow the loss of off street parking until suitable road restrictions are applied to the street by RBWM. Additionally, to replace an off-street parking location with an internal room would further clearly cause a problem for on street parking and to mitigate this we would suggest this part of the application is revised to maintain the carport but maintain the upper extension if required to add further living area without compromising off street parking..

Links: https://www.dropbox.com/sh/qo3oivv4fh5c6p/AADCcWILbUJ_Pq_GWXFfbR5Wa?dl=0

Parish: Datchet Parish Council **Appn Date:** 13.02.2023 **Appn No:** 23/00374
Location: Hardware House, The Green, Datchet, SL3 9BJ **Type:** Full
Proposal: Repositioning of the shopfront door (Part retrospective)

Recommendation: Objection – This property sits within the historic conservation area of Datchet and benefits from having a long history as a blacksmiths dating back into 1870's and has been an important forward facing out onto the centre of the historic Conservation Area in Datchet for centuries. We have attached some history here for the officers guidance and to support our objection:

<https://www.dropbox.com/sh/xdthl9z6diy6hd6/AADLYsS1YtXmNUDnpCU-66oga?dl=0>

Additionally, we wish to bring to the attention the adopted Datchet Design Guide that clearly shows on section 5 all the existing shop and commercial business designs of the village Conservation Area and how to maintain the traditions of the village. This set back style of entrances are seen on many shop fronts throughout the village and is a key design element to maintain the historic frontages of shops (see attached

evidence to support our objection. <https://www.dropbox.com/sh/pzgo1c1101bvt15o/AACv4-IC3UernJ9K3TRXsHrva?dl=0>. The applicant has not offered any mitigating reason for changing this historic design and therefore has just changed it for changes sake which should not be supported as the history is weighted to support the maintenance of the traditional design feature and we further request this application is refused. The historic and adopted DDG and the upcoming Neighbourhood plan (in place for referendum in May 2023 and approved by Cabinet at RBWM in February 2023) both documents clearly show the designs around the village that support that the old frontage is important to the conservation traditions and design of shop fronts and should be reinstated. We do not agree that this application is retrospective as there should have been a planning application in advance of the change to avoid the removal of an important design element of this property, as it sits in the middle of the Conservation Area it should have an application of a planning application before changing the historic property and design. I have attached the current image of the property to show this has been changed without approval or any planning application which should have been applied before any change, was made:

https://www.dropbox.com/sh/lgbc6aaian92t26/AAA7zbeu43NY59KqgwCno_iPa?dl=0. Further more we attach images of other local historic Conservation areas of Eton and Windsor to further support the traditional set back entrances that have been a consistent design for 100's of years in the local area and it helps distinguish the traditions of the local villages:

<https://www.dropbox.com/sh/4yx61lzu13fuj45/AADQSt6jM3qx2PylGtacRenJa?dl=0>

We would also like to put on record that the enforcement team at RBWM visited the premises in 2022 before this change was made and informed the applicant that any changes to the frontage would require a planning application. The applicant did not follow this advice and removed the step in front style and replaced it with a modern flush door and has submitted a retrospective application which is disappointing that they were not only made aware of the importance of this in the Conservation area but decided to ignore the advice given and change the entrance style. We therefore request this application is refused and that enforcement require the property entrance to be returned to its previous historic style of a step-in entrance to maintain the style and design that has been consistent over the many decades previously.

Parish: Datchet Parish Council **Appn Date:** 16.02.2023 **Appn No:** 23/00409
Location: **23 Montagu Road, Datchet, SL39DT** **Type:** Works To Trees In Conservation Area
Proposal: T1 Ash crown reduce by 1.5m leaving a final height of 12m and spread of 7.5m .
T2- Ash reduce one protruding branch over garden of 21 Montagu Road by 2m, leaving a final height of 12m and spread of 7m.

Recommendation: No objection

Links: <https://www.dropbox.com/sh/depannb9nfs75e9/AADeb3XMC1uf2W83Bx8LLg0za?dl=0>

Parish: Datchet Parish Council **Appn Date:** 13.02.2023 **Appn No:** 23/00203
Location: **9 Penn Road, Datchet, SL3 9HS** **Type:** Permitted Development Extended
Proposal: Single storey rear extension no greater than 3.00m in depth, 2.48m high with an eaves height of 2.30m

Recommendation: No objection

Links: <https://www.dropbox.com/sh/a9j4fe7ql6f763k/AAAJ4B1jvDXBIBWWmtCQRb7na?dl=0>

Parish: Datchet Parish Council **Appn Date:** 13.02.2023 **Appn No:** 23/00353
Location: **10 Castle Ave, Datchet, SL3 9BA** **Type:** Permitted Development
Extended
Proposal: Single storey rear extension no greater than 6.7m in depth, 3.6m high with an eaves height of
2.7m

Recommendation: No objection

Links: https://www.dropbox.com/sh/vvdaeklpovxxkym/AABxjb4sz86u_VsngjZuxySaa?dl=0

APPLICATIONS PERMITTED

22/02741– Old Datchet Court Windsor Road, Datchet – (Full) 1no. rear roof lantern and front boundary treatment, piers and sliding entrance gates (DPC NO OBJECTION)

23/00096 – 2 Queens Road, Datchet, Slough, SL3 9BN (Works to trees covered by TPO) (DPC NO OBJECTION)