

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 Member for Planning.

Applications to be considered at the meeting on Monday 15th January 2024

NEW APPLICATIONS – FOR CONSIDERATION

Application No / Type	Application Site	Proposal	Datchet Parish Council Comments
23/02948 Full	106 London Road Datchet Slough SL3 9LH	Single storey side/rear extension	No objection
23/02858 Full	96 London Road Datchet Slough SL3 9LH	Garage conversion with raised roof and a single storey detached outbuilding.	Objection no flood risk assessment.
23/01062 Full AMENDED APPLICATION	Ditton Manor Ditton Park Road Datchet Slough SL3 7JB	Hotel-led development comprising the conversion, extension and alteration of the existing Manor House and associated buildings, including the North Gatehouse, East Gatehouse, South Gatehouse, Chapel and Granary, to a flexible hotel and wedding/conference venue (Use Class C1 and Sui Generis) with associated ancillary facilities including bar, restaurant and gym/spa; additional two storey hotel accommodation block (Use Class C1); erection of a marquee for wedding/conference use (Sui Generis); demolition and erection of a new one storey community building (Use Class F2); car parking; landscaping; and other associated works.	No objection
23/02608 Full	Woollacombe Southlea Road Datchet Slough SL3 9DB	Roof extension at first floor to provide additional habitable accommodation.	No objection subject to conditions on the ecology report and protected bats as refused under previous application in March 2023. We would also like to draw officers attention to the covenants that are in situ on this property from the Crown Estate and the National trust that should be considered in this application.

23/02981 Full	The Little Dutch House 11 Horton Road Datchet Slough SL3 9EN	Extension to existing roof to from additional accommodation within the roof space and enlargement of existing side dormer.	No objection as the Parish Council are being consistent with our local recommendations but we accept the previous application was refused and that the applicant has not mitigated against the reasons for objection, if anything has extended further, which is surprising
23/02793 Variation Under Reg 73	Sienna Indian Cuisine 147 Horton Road Datchet Slough SL3 9HU	Variation (under Section 73a) of planning permission 21/01908 without complying with Condition 3 (Hours of use).	Objection on the conditions previously set when the site was granted permission. We should be consistent on conditions or not apply them in the beginning. Conditions of permitted application number 21/01908/FULL: <i>"The Car Wash shall not operate outside the following times: 0900 to 1900 Monday to Friday and 1000 to 14:00 on Saturday. The Car Wash shall not operate at all on Sundays and Public Holidays. Reason: Reason: To protect the amenities of the neighbourhood and to accord with the Local Plan Policy NAP3."</i> Also with recent flood events we need to reduce the levels of water in flood events and consider a stop notice on operations like this during flood events as a potential condition.
23/03096 Full	76 Ditton Road Datchet Slough SL3 9LT	Part single, part two storey side/rear extension and alterations to fenestration, following demolition of existing garage.	No objection subject to conditions to direct the applicant to the adopted Datchet Neighbourhood plan and the Datchet Design Guide. We note the previous refusal but we are consistent in our recommendations but note the applicant has not mitigated against the officers part refusal.
23/03074 Full	14 Eton Road Datchet Slough SL3 9AY	Single storey front extension, part single part two storey rear/side extension, alterations to roof to include raising of the ridge, 1no. front inset dormer with terrace, 1no. rear dormer and alterations to fenestration and external finishes following demolition of existing rear element and front canopy.	Objection. Overdevelopment in the flood zone and negatively altering the street views. Referring to the adopted Datchet Neighbourhood plan, see Character Area page 7 item 6 shows the distinctive street scene and character of the road. Additionally with recent flooding being increased by over development of the flood plain this overdevelopment should be avoided in all instances
23/03080 Variation Under Reg 73	Old Datchet Court Windsor Road Datchet Slough SL3 9BR	Variation (under Section 73) of Condition 7 to substitute those plans approved under 23/01085/FULL for the two storey side extension, rear infill extension, alterations to fenestration and front steps and new steps to rear	Objection – being consistent with the Parish council's previous concerns on application number 23/01085 and additional note on very recent flooding event in January 2024 any increase in surface area will push ground water flooding into adjacent properties and should be avoided with increasing risks

		following demolition of existing elements, with amended plans.	of flooding. This application is overdevelopment in the flood zone
23/02886 Works To Trees In Conservation Area	Daren Oaks And Squirrels Hollow Deep Field Datchet Slough	(T1) Oak - remove; (T2) Holly - remove; (TG3) Various - reduce overhang from neighbours tree to boundary and (T4) Fruit Tree - reduce overhang back to boundary.	Objection (except T4) on removal of trees without a condition to replace with similar size of established tree. This appears to be more cosmetic rather than there being a concern to safety or disease, so we should not allow the loss of established trees within the historic conservation area. To mitigate against the removal conditions should be set to replace with new established trees of a similar nature and benefit to the carbon offset of those being removed.
23/03138 FULL	10 Beaulieu Close Datchet Slough SL3 9DE	Part single part two storey side/rear extension, 2 no. rear juliet balconies and alterations to rear step up access following demolition of existing garage.	Objection as no flood risk assessment supplied with the application and the property sits directly behind a regular flooding area. Additionally it is overdevelopment in the flood zone and after very recent flood event in January 2024 this should be avoided to reduce future flooding by river or ground water. If this application is permitted a condition should be applied to make the new structure permeable and adhere to the adopted neighbourhood plan & Datchet Design Guide
23/03010 Cert of Lawfulness of Proposed Dev	14 Priory Way Datchet Slough SL3 9JQ	Certificate of lawfulness to determine whether the 2no, single storey rear extensions are lawful	Objection – maintaining consistency with our objection from application number 23/01656/FULL and the previous refusal from officers which has not been mitigated by this recent request. <i>“The existing dwellinghouse provides a positive contribution to the Conservation Area by virtue of its by virtue of its age, architectural form and interest and constitutes a Non-Designated Heritage Asset. The proposed two storey extension, by virtue of its scale and design, would result in a dominant and negative addition to the host dwelling, which would detract from its special character and appearance, resulting in a detrimental impact on the character and appearance of the Conservation Area, resulting in less than substantial harm to this heritage asset. No public benefits have been identified which would outweigh this harm. The proposal is contrary to Section 16 of the NPPF (2023), Local Plan Policy HE1, Local Plan Policy QP3 and Principles 10.1 and</i>

			<i>10.4 of the Borough Wide Design Guide.”</i>
23/03046	328 Horton Road Datchet Slough SL3 9HY	Single storey rear extension no greater than 6.80m in depth, 2.95m high with an eaves height of 2.95m	No objection

APPLICATIONS DECIDED

Application No / Type	Application Site	DPC Comments	RBWM Decisions
23/02427	129 The Myrke Datchet Slough SL3 9AD	OBJECTION	REFUSED
23/02493	4 Castle Avenue Datchet Slough SL3 9BA	NO OBJECTION	REFUSED
23/00284	1 MANOR HOUSES, THE GREEN, DATCHET, SL39EL (LISTED BUILDING CONSENT)	OBJECTION	REFUSED
23/00283	1 MANOR HOUSES, THE GREEN, DATCHET, SL39EL (FULL)	OBJECTION	REFUSED
23/00720	1 MANOR HOUSES THE GREEN, DATCHET, SL3 9EL (FULL)	OBJECTION	REFUSED
23/02400	Flat 1 19 The Avenue Datchet Slough SL3 9DQ	OBJECTION	APPLICATION PERMITTED
23/02522	76 Ditton Road Datchet Slough SL3 9LT	NO OBJECTION	REFUSED
23/00306	10B- 10C HIGH STREET, DATCHET, SL3 9EA (FULL)	OBJECTION	PERMITTED
23/02034	49 Slough Road, Datchet Slough SL3 9AL	OBJECTION	REFUSED
23/02650	3 Queens Road Datchet Slough SL3 9BN	NO OBJECTION	APPLICATION PERMITTED