

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 14th SEPTEMBER 2026

APPLICATIONS RECEIVED			
Application No / Type	Application Site	Proposal	DPC /DNP DMG Comments
26/01846 Permitted Development Extended	24, New Road, Datchet SL3 9JB	Single storey rear extension no greater than 4.00m in depth, 3.20m high with an eaves height of 3.00m.	Decision is made by the LPA. No objection. Relevant DNP policies are DAT 2, DAT 10. Flood Zone 3. RBWM has already responded: RBWM approves the following condition, which should be implemented in conjunction with the original permission or consent: Condition 3 (Materials) The materials proposed, received by the Local Planning Authority on 12th June 2026, are considered acceptable.
26/01517 FULL	26 Lawn Close, Datchet SL3 9JZ	New front porch, part single part two storey side/rear extension, hip to gable roof alteration, 1 no. rear dormer and alterations to fenestration following demolition of existing elements.	Objection – If the applicant was to reinstate the chimney that was removed without consent and submitted this application then, we would recommend this proposal but when there is clearly a breach in planning from application 26/01609/CPD, this appears to be just floating planning laws. If officers are inclined to approve we refer them to the relevant DNP policy is DAT 2
26/01582 FULL	Kingsley 67 Slough Road Datchet SL3 9AL	Detached garage, store and rear canopy, following demolition of existing garage.	No objection subject to the relevant DNP policies are DAT 2, DAT 10. Flood Zone 3.
26/01895 Discharge of Condition	Woollacoombe Southlea Road Datchet Slough SL3 9DB	Details required by Condition (3) (bat licence) of planning permission (23/02608/FULL) for a (roof extension at first floor to provide additional habitable accommodation).	No objection - Relevant DNP Policy is DAT 8. RBWM has discharged Condition 3: bat licence The license for development works affecting bats has been secured from Natural England, referenced 2026-90784-EPS-MIT. The works shall be undertaken in accordance with the mitigation measures approved in the licence and maintained in accordance with the approved details in the licence.
26/01944 FULL	Westfield 141A Slough Road	Single storey front/side extension and porch, two storey rear infill extension, 1no. rear	No objection subject to relevant DNP policies are DAT 2, DAT 8,

	Datchet Slough SL3 9AE	dormer, alterations to the roof, external finish and fenestration.	DAT10. Flood Zone 3. This property has already been extended.
26/01955 FULL	2 Holmlea Road Datchet Slough SL3 9HQ	Change of use from a dwellinghouse (Use Class C3) to a children's home (Use Class C2) for up to three children, together with conversion of the garage to an office with an en-suite facilities and alterations to fenestration.	No objection subject to relevant DNP policy is DAT 10. Flood Zone 3.
26/01935 Discharge of Condition	Land To The Rear of 45 To 63 London Road Datchet Slough SL3 9JY	Details required by Condition 16 (EV Charging) of planning permission 25/01583/VAR for the Variation (under Section 73) of planning permission 22/02737/FULL to vary the wording of Condition 5 (Flood Risk Assessment And Drainage Strategy).	Objection – Until the judicial review is decided on the Flood risk and drainage strategy, we disagree with any alterations, further discharges or variations to conditions 4 & 5 on this application. It is our belief that all conditions should stay intact, until the JR is decided to minimise the risk to the applicant and all parties.
26/02040 Discharge of Condition	Land To The Rear of 45 To 63 London Road Datchet Slough SL3 9JY	Details required by Condition 26 (Accessibility Standards) of planning permission 25/01583/VAR for a Variation (under Section 73) of planning permission 22/02737/FULL to vary the wording of Condition 5 (Flood Risk Assessment And Drainage Strategy).	Objection – Until the judicial review is decided on the Flood risk and drainage strategy, we disagree with any alterations, further discharges or variations to conditions 4 & 5 on this application. It is our belief that all conditions should stay intact, until the JR is decided to minimise the risk to the applicant and all parties.
26/02092 FULL	12 Ditton Road Datchet Slough SL3 9LR	Single storey rear extension	Objection as sited and relevant DNP policies are DAT 2 and DAT 10. Flood Zone 2. The proposed extension, by virtue of its height, depth and proximity to the flank boundary of the site, would have a materially harmful impact on the amenities of the neighbouring property, 10 Ditton Road, in terms of overdominance and loss of light. As such, the proposal fails to comply with Policy QP3 of the Borough Local Plan, the guidance set out in the Borough Wide Design Guide, and Policy DAT 2 of the Datchet Neighbourhood Plan.
26/01612 FULL	71 Montagu Road Datchet Slough SL3 9DX	Single storey front infill extension, two storey rear extension with rooflights and	Objection as the FRA has not taken into consideration the latest Environmental Agency recommendations of climate

		steps, alterations to fenestration and external finish.	change, produced in January 2026. We would look to remove our objection if the applicant was to present evidence that this consideration was presented in a suitable revised FRA in accordance with the new climate change recommendations for flood zone 3, which this development predominantly sits within. Subject to the relevant DNP policies are DAT 2, DAT 8, DAT 10, Flood Zone 3.
26/01885 Permitted Development Extended	101 Ditton Road Datchet Slough SL3 9LX	Single storey rear extension no greater than 7.95m in depth, 3.00m high with an eaves height of 2.85m.	Objection as no flood risk assessment has been supplied. Refer to the relevant DNP policies are DAT 2, DAT 10. Flood Zone 3. PDXL - no FRA
26/01897 FULL	Fairway Fairfield Avenue Datchet Slough SL3 9NQ	Two storey rear extension, two storey front bay window extension, alterations to fenestration and hip to gable to create loft conversion.	Objection as we cannot see how the applicant has mitigated or shown that harm to bats would be avoided. Should officers be of a mind to approve, we would extend a need for strong conditions being applied and overall oversight of the whole development by ecology to maintain the licence conditions but again we cannot see how harm would not be applicable. Subject to the relevant DNP policies are DAT 2, DAT 8, and BLP NR2 Two similar applications have been made previously, 25/00812 and 26/00088. Both were refused by RBWM and both were dismissed on appeal. Both refusals related to bats. 25/00812 was refused because of insufficient information to conclude that harm to bats would be avoided. 26/00088 was supported by a Preliminary Roost Assessment which identified the need for bat emergence surveys to be undertaken. These surveys were not done. This meant that the proposal was contrary to BLP NR2 and DNP DAT 8.

			The present application under review, 26/01897, looks similar to the previous applications. It includes a bat emergence survey but the cover sheet says this survey has been prepared to inform 25/00812, the earlier refused application. It's not clear whether the bat survey would still apply to the current application. Please can the officers take note of this.
26/02164 Discharge of Condition	Land To The Rear of 45 To 63 London Road Datchet Slough SL3 9JY	Details required by Condition 22 (lighting strategy) of planning permission 25/01583/VAR for a variation (under Section 73) of planning permission 22/02737/FULL to vary the wording of Condition 5 (Flood Risk Assessment And Drainage Strategy).	Objection – Until the judicial review is decided on the Flood risk and drainage strategy, we disagree with any alterations, further discharges or variations to conditions 4 & 5 on this application. It is our belief that all conditions should stay intact, until the JR is decided to minimise the risk to the applicant and all parties.

APPLICATIONS DECIDED			
Application No / Type	Application Site	DPC Comments	RBWM Decisions
26/01038 FULL	12 Ditton Road Datchet Slough SL3 9LR		Refused
26/01691 Discharge of Condition	3 Elm Croft Datchet Slough SL3 9DS	No objection	Approve Discharge of Condition
26/01846 Permitted Development Extended	24 New Road Datchet Slough SL3 9JB		Prior Approval not required
26/01595	3 Elm Croft Datchet Slough SL3 9DS	No objection	Permitted
26/01386 FULL	26 Montagu Road Datchet Slough SL3 9DJ	No objection	Permitted
26/01267 FULL	3 Montrose Avenue Datchet Slough SL3 9NH		Refused
26/01774 Non-Material Amendment	Liquid Leisure Horton Road Datchet Slough SL3 9HY	Objection	Refused
26/01356 Discharge of Condition	Land To The Rear of 45 To 63 London Road Datchet Slough SL3 9JY	Objection	Approve Discharge of Condition
26/01474 Discharge of Condition	Land To The Rear of 45 To 63 London Road Datchet Slough SL3 9JY		Approve Discharge of Condition
26/01527	35 Montagu Road Datchet Slough SL3 9DT		Permitted

Works To Trees Covered by TPO			
26/01681 Works To Trees In Conservation Area	Datchet Court Windsor Road Datchet Slough SL3 9BR	No objection	Permitted
26/00748, Appeal Ref: 6012032	80 Ditton Road, Datchet, Slough, Windsor and Maidenhead SL3 9LT	Objection	Appeal has been approved