Further to your Information request ER65485 please find your questions and our responses below:

Under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 I am making a formal freedom of information request for the details of the pre application Ref DC 10/90371/PRELIM.

Please could you provide the report and the minutes of the meeting held as well as the fee charged for this advice.

Many thanks in advance for your cooperation in this respect and I look forward to hearing from you soon in this respect.

Response: Please see attached.

This concludes your request ER65485.

If you require translation of the information you have been sent please do not hesitate the contact us.

If you are unhappy with the information we have provided in response to your request please write to:

Information Management Team Manager
Royal Borough of Windsor & Maidenhead
Town Hall, St Ives Road
Maidenhead
SL6 1RF

or send an e-mail to martin.tubbs@rbwm.gov.uk

We are proud to be one of the leading authorities in England for consistently responding to information requests within the 20 working days set down by statute. Information about our performance and summaries of requests received can be found on our website:

http://www.rbwm.gov.uk/web/foi_information_requests.htm

We are keen to hear about your experience with the Information Management Team here at the Royal Borough of Windsor & Maidenhead and look forward to receiving any comments you have about the way your information request was processed.

Please send any feedback to the Information Management Team Manager either by e-mail martin.tubbs@rbwm.gov.uk or in writing to the address above.

Yours sincerely

Chris Daniels
Information Management Officer
Legal Department
Corporate Directorate
Royal Borough of Windsor & Maidenhead
Town and Country Planning Act 1990 (as amended)
Flats 3 and 4, 9 Riverbank, Southfleas Road, Datchet.

Thank you for your letter of 2nd July 2010 requesting further pre-application advice on the above proposal, and for the fee of £90.00 for the time taken to provide the advice. I apologise for the delay in replying. I would advise as follows;

The details of your pre-application advice request are that following the refusal on 2nd February 2009 for the erection of a lift at the above site, you have revised the proposal and require further comments on the scheme. The previous reasons for refusal were:

1. The design of the proposed lift would result in an incongruous addition to the existing Victorian building which would not preserve or enhance the character and appearance of the Conservation Area. As such the proposal would be contrary to Policy CA2 of the Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted in June 2003).

2. The proposal would, by reason of its design and position, result in an unacceptable impact upon the character and appearance of the original building. As such the proposal would be contrary to Policy DPS of the Berkshire Structure Plan 2001 - 2016 (Adopted in July 2003) and to Policy DG1 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted in June 2003).

3. Due to the position of the proposed lift in close proximity to windows into Flats 1 and 2 Riverbank, the proposal will have a dominant impact on their outlook and would be visually intrusive. There may also be potential for overlooking, fear of loss of privacy, and noise disturbance arising from the workings of and the use of the lift, as well as possible light pollution in the evenings. The proposal is therefore considered to be unacceptable in terms of the impact on the amenities of the occupants of the adjacent flats contrary to the objects of guidance in PPS1 and is a material consideration of acknowledged importance.

Riverbank is a large detached Victorian property set back from the road frontage on extensive grounds, with free screening on the north side. The property is now subdivided into apartments and the proposal is to provide an external lift to access the upper floors. This is to be located at the north side of the property behind the existing side porch.
A modern design for the lift is now proposed which would be unobtrusive to the main grade on this elevation. In relation to the previous reason for refusal regarding the impact on the CA, it is considered that the revised location would reduce the impact on the CA, since the lift would be a relatively modest addition on the side of the main building, and the position is set back and screened by trees. Additional information would need to be provided regarding cladding, and if glazing is proposed, the impact of any lighting.

The second reason for refusal was in terms of its impact on the character of the existing building. Again it is considered that the revisions have addressed this issue and the resulting impact would be much reduced and would not detract from the character of the existing building, but would add a modest and modern addition.

The third reason for refusal related to the potential adverse impact on Flats 1 and 2 adjacent to the proposed lift. By moving the lift in closer to the building this would result in a less intrusive form of development and would be visually more acceptable from the windows of the adjacent flats. A further site visit into these flats would, however, soon needed during the application process.

Concerns over noise disturbance and possible light disturbance to neighbours will need to be addressed as part of the Design and Access Statement. As of 1st January 2010 all planning applications are expected to meet the requirements of the recently adopted Sustainable Design and Construction Supplementary Planning Document (SPD) (http://www.thames.gov.uk/web/dp_sustainable_design_and_construction_spd.htm) and proposals that do not are unlikely to receive planning permission. Prior to the submission of a formal planning application, I would draw your attention to the requirements contained within this document.

You will appreciate that this is only an Officer’s informal opinion and that the Council is not bound to follow this advice in the determination of any planning application that may be made. If you wish to proceed with a planning application or a lawful development certificate you can obtain all the necessary forms from our online using the Planning Portal website at www.planningportal.gov.uk (you will need to register with them first, although this is a simple process) or you can obtain a paper copy of the relevant form by downloading it from the Council’s website at www.thames.gov.uk/web/dp_planapps.htm, or by telephoning the Council’s Customer Service Centre on 01580 893010 or in person in either Windsor or in Maidenhead.

Yours sincerely

Diane Charlton
Principal Planning Officer
Development Control Southern Area Team