

WINDSOR DEVELOPMENT CONTROL PANEL

25 November 2009

Item: 12

Application No.:	09/02221/FULL
Location:	56 - 58 King Edward Court Windsor
Proposal:	Extension to front of existing retail units to create new shop frontages.
Applicant:	Analytical Properties Ltd
Agent:	Mr Paul Woods - ESA Planning
Parish/Ward:	Castle Without Ward

If you have a question about this report, please contact: Diane Charlton on 01628 685699 or at diane.charlton@rbwm.gov.uk

1. SUMMARY

- 1.1 The principle of providing a new shop frontage to these three retail units is considered to be acceptable, although negotiations over the detailed design are progressing in order to overcome some concerns that have been raised by the Conservation Officer. The outcome of these negotiations will be reported as an Update to the Panel.

It is recommended that, subject to the successful negotiations over the detailed design of the new shopfronts, the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- The Head of Planning & Development considers it expeditious that the Panel determines the application.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The proposal concerns three small retail units in the King Edward Court shopping complex.
- 3.2 King Edward Court is a large 1970's shopping complex in the Windsor Town Centre Conservation Area. The complex links the rear of Peascod Street to the Windsor and Eton Central Station and is a busy thoroughfare.
- 3.3 In 2007 there was a large extension to King Edward Court which essentially created two areas to the complex. The newer square next to the station uses large areas of curved glazing and is a visually striking and of a large scale, whilst the more traditional (albeit 1970's) part closer to Peascod Street has generally smaller shop units in red brick buildings with some render and tile hanging, and with largely pitched, tiled roofs. The application is in this latter, more traditional but relatively modern, and smaller scale part of the shopping complex.

4. DESCRIPTION OF THE PROPOSAL

- 4.1 The proposal is to provide a new glass frontage to the three retail units. The existing frontage would be brought forward to provide a more uniform line to the front of the three units. There will be a small increase in the floor space of the overall size of the retail units by about 60 square metres in all.
- 4.2 The proposal includes a combination of full height glazing, with areas of opaque glass to disguise structural columns, party walls and a roof detail. The roof will be finished with a single ply membrane in lead grey which is similar to that as used on the scheme opposite at Next.

5 MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Local Area Agreement

- 5.1 The recommendation would contribute to the achievement of these selected priorities of the Council and its partners:

Maintaining a vibrant economy	✓
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Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

	✓	✓
Local Plan	CA2, SF1	F1

Other Local Strategies or Publications

- 5.3 Other Strategies or publications relevant to the proposal are:

- Windsor Conservation Area appraisal – view at http://www.rbwm.gov.uk/web/pp_conservation_consultation_appraisals.htm
- RBWM Shopfronts and Advertisements – view using link at paragraph 5.3

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i whether the proposal would preserve or enhance the character and appearance of the Conservation Area; and
- ii the impact on pedestrian safety.

Conservation Area

- 6.2 The Conservation Officer has raised concern over the height and the visually larger scale of the wholly glazed new shop fronts. This location is quite a prominent. The applicant has taken their conceptual design from the new Waitrose building, although that is not seen within the same visual context as the three retail units the subject of this application. Negotiations are on-going with the applicant and hopefully progress over the detailed design will be able to be reported to the Panel in the Update.

Pedestrian safety

- 6.3 It is not anticipated that there will be any highway concerns will be raised in this pedestrianised shopping area.

Other Material Considerations

- 6.4 The site lies within Flood Zone 2 and is at a medium risk of flooding. Policy F1 of the Local Plan does not apply as this relates only to the high risk Flood Zone 3. The applicant has been referred to the Environment Agency's standard advice on developments within Flood Zone 2.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

37 occupiers were notified directly of the application.

The application was advertised in the Windsor, Slough and Eton Express on 29th October 2009. The planning officer posted a statutory notice advertising the application at the site on 23rd October 2009.

No responses have been received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Environment Agency	Refer to Standing Advice on Flood Zone 2.	Para. 6.4

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Conservation Officer.	Concern over the details of the height and visual scale of the proposal.	Para. 6.2

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).