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Royal Borough of Windsor & Maidenhead

Planning Schedule 2 Applications
Outcome of Gateway Meeting Dated: 19 November 2026

The applications listed below comprise Schedule 2 applications under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026. Full details of the planning application can be found at: Find a planning application | Royal Borough of Windsor and Maidenhead

Reference: 26/02155
Application Type: Full
Proposal: Retrospective application for pergola.
Address: 4 Gordon Cottages Lock Lane Maidenhead SL6 3BU
Main Issue:

Reason for member referral:

The application was called in by Cllr Reeves on the 4th October 2026, if the recommendation was to approve. The Call in was due to concerns regarding the scale, siting and design of the proposed pergola and its potential impact upon the character and appearance of the surrounding area. Given the traditional terraced cottage context, there is a question as to whether the proposal represents a form of development that is sympathetic to its setting and whether sufficient consideration has been given to neighbouring residential amenity. These matters warrant public scrutiny and determination by the Planning Committee.

The application was susbequently the subject of a referral by Cllr Bermange. The referral set out that there are significant planning matters relating to design/quality of place. Also, NPPF Policy DM8 is engaged as this is a retrospective application. The Committee should make a judgement with regards to any underlying intent relating to the breach of planning control.

Gateway test A

The application is a householder application which seeks retrospective planning permission for a timber, open sided pergola to the front of the existing dwelling. Given the small scale of the development proposals, it does not give rise to an economic, social or environmental issue of significance to the local area.

Gateway test B

Having regard to the development plan and other material considerations, the proposals are of a scale and form which do not raise a significant planning matter, such that the application could not be determined in line with relevant development plan policies under delegated powers.

Outcome of decision

The nominated officer and nominated member were in agreement that neight Criteria A or B were satisfied and that the application should not be referred to Committee.

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