

Thamesbank River Road Taplow Ref. No: PL/19/3852/FA

Single storey rear and side extension including garage/external store. First floor rear balcony. Enlargement of second floor space. Additional front and rear rooflights. Creation of an additional vehicular access.

Taplow Parish Council registers objections

This very significant late Victorian house is identified in the Taplow Riverside Conservation Area (TCRA) document and we welcome its restoration as a private residence. The published SBDC/ Chilterns Local Plan notes the importance of Conservation Areas in maintaining local cultural heritage and amenity levels.

As noted the house is within the Taplow Riverside Conservation Area and we think it likely that the applicant has not appreciated the extent to which this imposes additional criteria on planning assessments, particularly as this house is one of three adjacent houses singled out for special mention in the Area description.

Detailed items of concern within a Conservation area include:

Loss of chimneys. The chimneys are an essential feature of these three houses, noted in the TRCA appraisal. They can in fact been seen from many points of view, rather contrary to the applicants statements.

The changes to the roofline are drastic and cumulatively detract strongly visually from the Victorian ethos of the building and its relation to its neighbouring sisters as detailed in the TRCA appraisal. We are aware that these have been extensively detailed in other objections.

Loss of hedgerow. Again noted as a significant element in the TRCA appraisal. (See also comment on second access below).

We think it very likely that the second access will be refused for the reasons advised below. We recommend that the applicant re-site the garage on the other (north) side of the house for better access, and to benefit the application in bringing the separation from the adjacent house into line with the important continuity of spacing and gaps between buildings as per the Townscape Character Study and existing Conservation Area Policies, which the present siting contravenes.

In addition to the Conservation Area aspects above, there are very strong privacy concerns for immediate neighbours, in particular relating to the first floor rear balcony that is part of the proposed extension.

The application also proposes a second vehicle access to the property.

The loss of hedgerow involved is contrary to the TRCA appraisal.

A similar application next door (00/00141/FUL) was refused.

River Road is heavily used by cyclists and walkers as part of the Thames Path and additional driveways are undesirable on safety grounds.

The associated loss of roadside parking is of serious concern in River Road as the road is very over-parked due to the presence of Maidenhead Rowing Club.

Several years ago the Maidenhead Rowing Club made an application for an extension. This was refused in August 2015. The substantive reason for refusal was the severe impact that Rowing Club parking had in River and Ellington Roads and that any further encroachment

would be unacceptable. In particular there is much turning and reversing of boat trailers in the immediate vicinity that will become more complex and obstructive with additional driveways.

It is possible that dialogue with the applicant may resolve some of these issues but in absence of this the application should be refused.

Roger Worthington, Planning Committee Chairman Taplow Parish Council