
Appeal Decision

Site visit made on 16 September 2025

by **P Burley BA (Hons) MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 29 September 2025

Appeal Ref: APP/T0355/W/25/3368108

2 Wheatsheaf Parade, St Luke's Road, Windsor SL4 2QH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr A Aksahin against the decision of the Royal Borough of Windsor and Maidenhead.
 - The application Ref is 25/00136.
 - The development proposed is described as 'proposed single storey front extension / decking area'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the appeal scheme would increase the risk of flooding to the appeal site and elsewhere.

Reasons

3. The appeal scheme is for minor development in flood zone 3. As such, the Environment Agency's (EA) standing advice (SA) for minor extensions¹ is relevant. Whilst a flood risk assessment (FRA) was submitted and this acknowledges a range of sources of flooding, it does not set out key information as advised by the SA and as set out in the EA's Written Statement in respect of this appeal where, as statutory consultee, the EA also notes its objection to the appeal scheme.
4. As such the FRA does not adequately demonstrate that the appeal scheme would mitigate the risk of flooding to the appeal site and elsewhere and, therefore, the appeal scheme conflicts with Policy NR1 of the Royal Borough of Windsor and Maidenhead Borough Local Plan (2022) which relates to the management of flood risk.

Other Matters

5. Although the design, scale, and siting of the appeal scheme may have been considered acceptable, this does not override the need to give full consideration to the risk of flooding.
6. Whilst the neighbouring property at 3 Wheatsheaf Parade features a similar extension, this was implemented before the adoption of the current local plan and the latest EA SA. Thus, the decision-making context is now materially different and

¹ <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

therefore I do not consider that the neighbouring scheme creates a precedent that should influence my decision in this case.

Conclusion

7. For the reasons given above the appeal should be dismissed.

P Burley

INSPECTOR