

15th January 2021

Planning Department
Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead
SL6 1RF

Dear Madam or Sir

43 Alma Road, Windsor.

On behalf of my client, Mr D Dhunna, I am pleased to attach herewith an application for the subdivision of the existing dwelling at 43 Alma Road, Windsor in to a pair of semi-detached dwellings.

43 Alma Road, Windsor is a handsome and imposing dwelling arranged over four floors but is oversized for its position and has suffered from ongoing lack of maintenance for many years. The building appears to have a somewhat confused planning history. In 1986 planning permission (ref. 464583) was approved for the conversion of the building into five flats. That permission clearly lapsed because in 2007 a further application for the change of use of the building to five flats was submitted (ref. 07/02878). It is evident from the submitted planning application forms, the officer report and the letters of representation at the time that the use as five flats had not been commenced and that the building remained in use as a dwelling. Despite a favourable recommendation, the application was refused for parking reasons and the absence of an undertaking to deliver infrastructure contributions. In light of this history, the authorised use of the building can only be as a single dwelling.

This application seeks permission for the subdivision of the current dwelling to provide 1 x 3 bed and 1 x 4 bed dwellings. The building splits conveniently and logically at the point where it steps down in height from three storeys (plus basement) to two storeys (plus basement). The result is two well-proportioned, family sized dwellings. The conversion would involve the wholesale repair and upgrading of the fabric of the building in keeping with its age and character and the removal of a dated rear conservatory. The proposal would mirror the subdivision of the dwelling immediately to the north, now 41 and 41a Alma Road, and to which number 43 is attached and thus simply repeats that now long-established precedent.


The existing dwelling already has a large informal parking area to the rear which would be reduced in size and resurfaced to provide two spaces each for the proposed dwellings – a level of provision which is entirely appropriate for the location and complies with your standards.

The position of the site adjacent to, but clearly outside, the Trinity Place/Clarence Crescent Conservation Area is acknowledged but other than works to repair and repaint the exterior render, the removal of a dated and unsightly conservatory and the creation of a new door in the southern elevation of the building there are no physical alterations proposed and thus no impact thereon.

As the site lies within Flood Zone 2 (medium probability) this application is accompanied by a Flood Risk Assessment which concludes that the development is acceptable in flood risk terms. As this is a change of use the submission of a Sequential Test is not required.

We hope you will agree that this is an entirely logical and appropriate proposal that will deliver two attractive and desirable dwellings in lieu of the current somewhat run-down dwelling. There will be a considerable enhancement of the appearance of the site and no adverse impacts whatsoever. I trust that you will be able to give the application your support accordingly but if there are any matters in the meantime which require clarification please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Duncan Gibson B.A. (Hons) M.R.T.P.I.
Chartered Town Planning Consultant