



# Appeal Decision Report

28 January 2017 - 24 February 2017

## WINDSOR RURAL

**Appeal Ref.:** 16/60081/REF      **Planning Ref.:** 16/00117/FULL      **Plns Ref.:** APP/T0355/W/16/3154153

**Appellant:** Mr Martin Brebner - Wentworth Homes **c/o Agent:** Mr Ian Phillips Cunnane Town Planning Churchward House 4 Foundry Court Gogmore Lane Chertsey Surrey KT16 9AP

**Decision Type:** Committee      **Officer Recommendation:** Defer and Delegate

**Description:** Erection of 3x detached two storey dwellings with access driveways following the demolition of 9 Llanvair Close

**Location:** **9 Llanvair And Rear of 11 Llanvair Close Ascot**

**Appeal Decision:** Allowed      **Decision Date:** 6 February 2017

**Main Issue:**

In the Inspector's opinion the proposed dwellings and their plots express a similar density, footprint, scale and bulk of the buildings to the surrounding area generally and those of neighbouring properties. Furthermore, the Inspector considers that given the essentially visually discreet nature of the enclave as perceived from the Close, there would be no material erosion of the spacious character of the area. The Inspector commented that the wider access drive bordered by footways and grass verge which combine with structural planting and refuse storage, integrates with the existing arrangement of path and verge on Llanvair Close itself. The Inspector concludes that the proposals would be broadly similar in terms of form, density and separation to buildings in the surrounding area and would avoid erosion of the spacious character of this 'Leafy Residential Suburb'. Considering the relationship and impact of the proposed development on neighbouring properties in Hurstwood, the Inspector was satisfied that there would be no material harm to neighbouring properties. Cost Application: The Inspector refused the application for award of costs to the appellant. The Inspector considered that Council had not acted unreasonably in refusing the proposals and the appellant has not incurred unnecessary expense in bringing the appeal forward,

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**Appeal Ref.:** 16/60104/REF      **Planning Ref.:** 16/01127/FULL      **Plns Ref.:** APP/T0355/W/16/3161016

**Appellant:** Mr Michael Smith **c/o Agent:** Mrs Rosalind Gall Kevin Scott Consultancy Sentinel House Ancells Business Park Harvest Crescent Fleet Hampshire GU51 2UZ

**Decision Type:** Committee      **Officer Recommendation:** Application Permitted

**Description:** 2 No. new dwellings with basement, garage and associated landscaping following demolition of existing 2 No. dwellings and associated garaging.

**Location:** **Sandhills And Sandhills Cottage And The Sunningdale Osteopathic Sandhills Cottage Cross Road Sunningdale Ascot**

**Appeal Decision:** Dismissed      **Decision Date:** 17 February 2017

**Main Issue:** The Inspector considered that owing to the site coverage of the houses and their proximity to the streets, the proposed development would have a harmful effect on the character of the area. The Inspector considered that the scheme would be in conflict with the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations) 2003 saved Policies H11 and DG1, which say, amongst other things, that new buildings should be compatible with the established street façade, having regard to the building lines of adjacent properties and that development which would introduce a scale or density which would be incompatible with the character of the area, will not be permitted. It would also be contrary to NP Policies NP/DG1.1, NP/DG1.6, NP/DG2.2, and NP/DG3.1 which require development amongst other things, to respond positively to local townscape, respect established building lines, and enhance the character of the local area.

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**Appeal Ref.:** 17/60003/REF      **Planning Ref.:** 16/03116/FULL      **Plns Ref.:** APP/T0355/D/16/3164992

**Appellant:** Mr Roland Kear **c/o Agent:** Mr Andrew Metcalfe ACM Development Ltd Cricket Hill Lane Yateley Hampshire GU46 6BA

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** Single storey rear, first floor side and front infill extension

**Location:** **13 Cavendish Meads Ascot SL5 9TB**

**Appeal Decision:** Dismissed      **Decision Date:** 31 January 2017

**Main Issue:** The Inspector concluded that the proposal would result in material harm to the living conditions of the existing and future occupiers of No 11 Cavendish Meads.

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**Appeal Ref.:** 17/60004/REF      **Planning Ref.:** 16/02695/FULL      **Plns Ref.:** APP/T0355/D/16/3164115

**Appellant:** Mr Hothi - Hothi Design Build **c/o Agent:** Mr Dalraj Bancil Bancil Partnership Ltd 27-29The Broadway Southall UB1 1JY

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** First floor front extension, alterations and extensions to the roof to provide additional habitable accommodation with 3x front and 3x rear dormers.

**Location:** **Watersmeet House 18 Kingswood Creek Wraysbury Staines TW19 5EN**

**Appeal Decision:** Dismissed      **Decision Date:** 31 January 2017

**Main Issue:** When compared to the size of the original dwelling house, the proposal would represent a disproportionate addition in both scale and bulk to the host property. It would by definition result in development which would be inappropriate and thus harmful to the Green Belt. Additionally due to their size, the proposed dormers and roof extensions would significantly increase the bulk and mass of the dwelling, resulting in a greater impact upon the openness of the Green Belt. For these reasons the proposed development is considered to be contrary Policies GB4 and GB2 (A) of the Local as well as paragraphs 88 and 89 of the NPPF.

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**Appeal Ref.:** 17/60006/REF      **Planning Ref.:** 16/02870/FULL      **Plns Ref.:** APP/T0355/D/16/  
3164981

**Appellant:** Ms Sam Laing **c/o Agent:** Mr Michael Williams Michael Williams Planning 17 Chestnut Drive  
Windsor Berkshire SL4 4UT

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** Part garage conversion and first floor side extension.

**Location:** **44 Newton Court Old Windsor Windsor SL4 2SN**

**Appeal Decision:** Dismissed      **Decision Date:** 31 January 2017

**Main Issue:** The proposal would introduce a first floor side extension over the existing garage. The ridge height of the extension would match that of the host property. The garage is located in the most prominent corner part of the plot, and sits at an angle forward of the dwelling. The inspector considered as result of the scale and location of the extension, the proposal would result in a bulky and prominent addition to the property. It was the view of the Inspector the extension would represent a disproportionate addition to the property which would, in this prominent location cause material harm to the street scene and the host property.

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## Planning Appeals Received

28 January 2017 - 24 February 2017

### WINDSOR RURAL

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Further information on planning appeals can be found at <https://acp.planninginspectorate.gov.uk/> Should you wish to make comments in connection with an appeal, please use the PIns reference number and write to the relevant address, shown below.

**Enforcement appeals:** The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email [teame1@pins.gsi.gov.uk](mailto:teame1@pins.gsi.gov.uk)

**Other appeals:** The Planning Inspectorate Room 3/10A Kite Wing Temple Quay House 2 The Square Bristol BS1 6PN or email [teamp13@pins.gsi.gov.uk](mailto:teamp13@pins.gsi.gov.uk)

**Ward:**

**Parish:** Sunninghill And Ascot Parish

**Appeal Ref.:** 17/60018/REF      **Planning Ref.:** 16/01991/VAR      **PIns Ref.:** APP/T0355/W/17/3166776

**Date Received:** 7 February 2017

**Comments Due:** 14 March 2017

**Type:** Refusal

**Appeal Type:** Written Representation

**Description:** Redevelopment to provide 8 houses following demolition of existing dwellings. Amended design to planning permission 13/00974 as approved under planning permission 14/02408 without complying with conditions 14 (vehicle parking and turning space), 21 (arboricultural method statement) to amend the wording

**Location:** **Former Hunters Lodge And 1 And 2 Ascot Lodge London Road Ascot**

**Appellant:** Mr Mark Hendy Shanly Homes Limited 21 The Crescent Leatherhead KT22 8DY

**Ward:**

**Parish:** Sunningdale Parish

**Appeal Ref.:** 17/60019/REF      **Planning Ref.:** 16/02489/FULL      **PIns Ref.:** APP/T0355/W/16/3166229

**Date Received:** 7 February 2017

**Comments Due:** 14 March 2017

**Type:** Refusal

**Appeal Type:** Written Representation

**Description:** Detached dwelling.

**Location:** **Land Adjacent 84 Beech Hill Road Ascot**

**Appellant:** Mr G Silverthorne **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle GU34 4NB

