

Appeal Decision Report

21 January – 16 March 2017

WINDSOR URBAN

Appeal Ref.: 16/60093/NOND **Planning Ref.:** 16/00695/FULL **Plns Ref.:** APP/T0355/W/1
ET 6/3158792

Appellant: Ms G Spiero - Fieldside Associates Ltd **c/o Agent:** Mr Simon Grainger Grainger Planning
Associates Ltd 11 Ashcombe Road Carshalton Surrey SM5 3ET

Decision Type: Committee **Officer Recommendation:** Would Have
Approved

Description: Construction of two storey development comprising 4x 1 bedroom flats and 1x 2 bed flat
with associated refuse and cycle storage facilities

Location: **Former Windsor Ex Services Club 107 St Leonards Road Windsor SL4 3BZ**

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

Main Issue: The Inspector commented that he cannot be completely satisfied that there is no longer a need for a community facility on this site, which weighs against the proposal. However, the Inspector applied some weight to the situation whereby there is no longer a need in respect of the specific occupier it was intended for, and that the appellant has undergone a marketing exercise, over a significant period of time, in an attempt to attract another community use, without success. The Inspector commented that situation therefore lessens the amount of weight against the proposal. The Inspector acknowledged that the proposal would provide a fairly small boost to the Borough's housing supply and applied substantial weight to this factor. Furthermore, the Inspector considered that the development would provide a greater opportunity to enhance the existing character and appearance of the Conservation Area in terms of adding a St Leonards Road frontage to the existing part implemented scheme. Taking into account all other matters raised, the Inspector concluded there would be no adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
