

Appeal Decision Report

17 March 2017 - 13 April 2017

WINDSOR URBAN

www.rbwm.gov.uk



Appeal Ref.: 16/60097/REF **Planning Ref.:** 16/00653/FULL **Plns Ref.:** APP/T0355/W/1
6/3160308

Appellant: Mr Robert Shala **c/o Agent:** Mr Stephen Egerton Stephen Egerton Associates 33 Wavell Avenue Colchester Essex CO2 7HR

Decision Type: Committee **Officer Recommendation:** Refuse

Description: Installation of double canopy, wash screen, 2 No. cabins for office/rest room and secure storage, water storage tank and fence (retrospective)

Location: **Windsor Garden Centre Dedworth Road Windsor SL4 4LH**

Appeal Decision: Dismissed **Decision Date:** 23 March 2017

Main Issue: The Inspector concluded that the storage containers were in fact buildings and that both the containers and canopies were therefore operational development. Paragraph 89 of the NPPF advises that the construction of new buildings within the greenbelt is inappropriate bar a few exceptions. In this context, the inspector agrees that neither the containers or the canopies fall within these exceptions and therefore represent inappropriate development in the Green Belt. He also found that the proposal would give rise to moderate harm to the openness of the Green Belt. Overall the Inspector was not satisfied that no other matters/harm identified combine to clearly outweigh the substantial harm to the Green Belt related to this development. The proposals would therefore conflict with Policies GB1 and 2 of the Local Plan and the advice in the Framework regarding protection of the Green Belt.
