

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

PLANNING COMMITTEE

MAIDENHEAD DEVELOPMENT CONTROL PANEL

Appeal Decision Report

1 April 2017 - 27 April 2017

MAIDENHEAD

Appeal Ref.: 17/60005/REF **Planning Ref.:** 16/02164/CLAS SM **Plns Ref.:** APP/T0355/W/16/3163513

Appellant: Copas Farms c/o Agent: Miss Emma Thomas Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ

Decision Type: Committee **Officer Recommendation:** Prior Approval Required and Refused

Description: (Class Q) Change of use from an agricultural building to a dwellinghouse (C3) and associated operational development

Location: **Pump House Kennel Lane Cookham Dean Maidenhead**

Appeal Decision: Allowed **Decision Date:** 3 April 2017

Main Issue: The Inspector found that the conversion would not result in any undesirable consequences for future occupants, and that the location and siting of the building is neither impractical nor undesirable. The Costs Application was awarded. The Officers report did not refer to the PPG's advice in relation to the conversion of agricultural buildings to dwellings. This is regrettable as the PPG's advice in relation to the location and siting of the building and its expansion of the meaning of 'impractical' and 'undesirable' is of particular relevance to this case. It did not explain that Green Belt is not a consideration in this type of application. Consequently unreasonable behaviour resulting in unnecessary expense has been demonstrated.

Appeal Ref.: 17/60020/REF **Planning Ref.:** 16/02179/FULL **Plns Ref.:** APP/T0355/D/16/3164963

Appellant: Mr D Brownlow c/o Agent: Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor SL4 3EX

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

Description: Erection of swimming pool and building with part basement following demolition of existing outbuildings

Location: **Great Martins Martins Lane Shurlock Row Reading RG10 0PN**

Appeal Decision: Allowed **Decision Date:** 4 April 2017

Main Issue: Proposal would be a disproportionate extension to the size of the original building and therefore be inappropriate development in the Green Belt and harmful to openness, but would be smaller than an already demolished outbuilding and would also be closer to the house opposed to already removed outbuildings which were dotted around the estate.

Appeal Ref.: 17/60024/REF **Planning Ref.:** 16/02742/FULL **Plns Ref.:** APP/T0355/D/17/
3168355

Appellant: Mr Peter Dines Hersom 29 Ray Mill Road West Maidenhead SL6 8SA

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

Description: Two storey side extension, first floor rear extension, alterations and extensions to roof to facilitate loft conversion to habitable accommodation with side and rear dormers and amendments to chimney and fenestration

Location: **29 Ray Mill Road West Maidenhead SL6 8SA**

Appeal Decision: Dismissed **Decision Date:** 27 April 2017

Main Issue: The Inspector found the proposal contrary to Policies DG1 and H14 of the RBWM Local Plan 1999 which seek to prevent harm caused to the character of the surrounding area and specifically highlight that extensions should not have any adverse effect upon the character or appearance of the original property, nor adversely affect the street scene.

Planning Appeals Received

1 April 2017 - 27 April 2017

MAIDENHEAD

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

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

Ward:

Parish: Maidenhead Unparished

Appeal Ref.: 17/60037/REF **Planning Ref.:** 16/00811/FULL **PIns Ref.:** APP/T0355/W/16/3166141

Date Received: 6 April 2017 **Comments Due:** 11 May 2017

Type: Refusal **Appeal Type:** Written Representation

Description: Erection of 10 x 2 bed and 2 x 1 bed flats with associated vehicular access, car parking, refuse and cycle storage following demolition of existing buildings

Location: **Green Trees Widbrook Road Maidenhead SL6 8HS**

Appellant: Kingsway Homes (Berkshire) Ltd **c/o Agent:** Mr David Howells DMH Planning 72 Cedar Avenue Hazlemere High Wycombe Bucks HP15 7EE