

# Appeal Decision Report

8 July 2017 - 4 August 2017

WINDSOR URBAN



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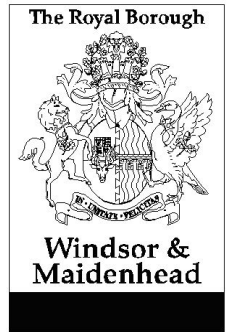
<b>Appeal Ref.:</b>	17/60056/REF	<b>Planning Ref.:</b>	16/03865/FULL	<b>Pins Ref.:</b>	APP/T0355/D/1 7/3175049
<b>Appellant:</b>	Mr And Mrs Charlie Hayhoe c/o Agent: Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW				
<b>Decision Type:</b>	Delegated	<b>Officer Recommendation:</b>	Refuse		
<b>Description:</b>	Replacement roof, 2 No.rear dormers and 1 No. front dormer, 1 No. front and 1 No. side roof light's to facilitate a loft conversion, alterations to fenestration and additional parking				
<b>Location:</b>	<b>21A Nelson Road Windsor SL4 3RQ</b>				
<b>Appeal Decision:</b>	Dismissed	<b>Decision Date:</b>	31 July 2017		
<b>Main Issue:</b>	Due to its prominent siting, substantial increase in the bulk of the roof-scape, mansard design with large flat roof, together with the insertion of a front-facing dormer it is considered that the proposed roof extension would appear as a bulky addition to the property that is also out of keeping and at odds with the modest credentials of the dwelling, and those surrounding forming a visually intrusive addition to the street scene. For these reasons the Inspector found upon the first main issue that development as proposed would fail to respect the character and appearance of the host building and that of the surrounding area, contrary to national policy in the Framework as referred to above and "saved" Local Plan Policies DG1 and H14.				

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## Planning Appeals Received

8 July 2017 - 4 August 2017

### WINDSOR URBAN



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://app.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)

<b>Ward:</b>	Windsor Unparished		
<b>Parish:</b>	Windsor Unparished		
<b>Appeal Ref.:</b>	17/60067/NONDET	<b>Planning Ref.:</b>	17/00101/FULL
		<b>PIns Ref.:</b>	APP/T0355/W/17/3175696
<b>Date Received:</b>	11 July 2017	<b>Comments Due:</b>	15 August 2017
<b>Type:</b>	Non-determination	<b>Appeal Type:</b>	Written Representation
<b>Description:</b>	Front porch, single storey rear conservatory and first floor side extension with rear dormer and 2 No. front rooflight's		
<b>Location:</b>	<b>Twin Cottage Hatch Lane Windsor SL4 3RL</b>		
<b>Appellant:</b>	Mr Moshe Hanlon <b>c/o Agent:</b> Mr Philip Hurdwell PJH Design 41 Upcroft Windsor SL4 3NH		