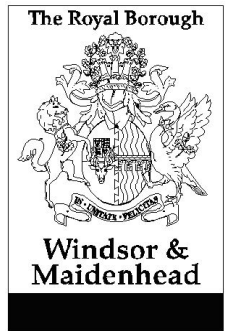


Appeal Decision Report

19 July 2017 - 21 August 2017

MAIDENHEAD



Appeal Ref.: 16/60106/PRPA **Planning Ref.:** 16/02649/TPO **Plns Ref.:** ENV/3161802

Appellant: Mrs Caroline Grant 2 Endfield Place Maidenhead SL6 4NZ

Decision Type: Delegated **Officer Recommendation:** Partial Refusal/Partial Approval

Description: (T1) Lime tree - Fell.

Location: 2 Endfield Place Maidenhead SL6 4NZ

Appeal Decision: Dismissed **Decision Date:** 19 July 2017

Main Issue: The loss of the lime tree would result in harm to the sylvan character of the area. Furthermore, insufficient justification has been provided to fell the tree.

Appeal Ref.: 17/60015/REF **Planning Ref.:** 16/02661/CPD **Plns Ref.:** APP/T0355/X/1
7/3166403

Appellant: Mr And Mrs Rieder **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell RG12 9BX

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

Description: Certificate of lawfulness to determine whether a single storey outbuilding is lawful

Location: Green Acres Fifield Road Fifield Maidenhead SL6 2NX

Appeal Decision: Allowed **Decision Date:** 14 August 2017

Main Issue: The Inspector considered that an outbuilding 14m in length by 6m in width and 2.5m high, which was proposed to house a games/snooker room, gym and shower would be permitted development under Class E of the Town and Country Planning (General Permitted Development) Order 2015. The appellant had provided further details within the appeal, of the minimum dimensions needed to accommodate a full size table, which the Council accepted were reasonable to justify the size of this space. Officers maintained their concerns about the size of the gym and need for a shower room, given the close proximity of the proposed outbuilding to the house. The Inspector concluded that a space of 3.8m by 3m was not excessive for a home gym and that it was not unreasonable to have a small dedicated shower room adjacent to a gym facility. Despite the substantial footprint of the outbuilding, it was considered to be of a scale appropriate for the purposes stated and incidental to the enjoyment of the dwellinghouse as such.

Appeal Ref.: 17/60047/REF **Planning Ref.:** 16/03011/FULL **Plns Ref.:** APP/T0355/W/17/3171818

Appellant: Mr G Murray **c/o Agent:** Mr T Rumble Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

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

Description: Demolition of existing dwelling and replacement with 12no. apartments and modifications to existing gatehouse (retained as a 1-bedroom dwelling), associated parking and landscaping

Location: **17 Castle Hill Maidenhead SL6 4AD**

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

Main Issue: The height and scale of the building as well as its proximity to site boundaries would give the site a cramped and overdeveloped appearance. Furthermore, whilst some of the gatehouse would be retained the removal of the archway would be particularly harmful to its significance as a non-designated heritage asset and there is no evidence which would justify the harm that would be caused. The public benefits from the gain in housing would not outweigh the harm caused by the proposal to the significance of the Castle Hill Conservation Area and a non-designated heritage asset.

Appeal Ref.: 17/60050/REF **Planning Ref.:** 16/03923/FULL **Plns Ref.:** APP/T0355/W/17/3173633

Appellant: Mr Rashid **c/o Agent:** Miss Emma Runesson JSA Architects Ltd Tavistock House Waltham Road Maidenhead SL6 3NH

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

Description: Conversion of existing store and undercroft parking to 1 x 1 bedroom flat, new bin and cycle store and associated parking and landscaping

Location: **Danish Court 3 - 5 St Peters Road Maidenhead SL6 7QU**

Appeal Decision: Dismissed **Decision Date:** 21 July 2017

Main Issue: The main issues in the appeal were whether the proposed scheme would result in a well-designed development, in terms of the balance between buildings, hardstanding and soft landscaping and provide acceptable living conditions for the residents of Danish Court and the proposed scheme, with regard to amenity space provision. The appeal proposal would have resulted in the displacement of a bin store, bicycle store and undercroft parking area, resulting in loss of an area of landscaping previously approved which would have been the only outdoor area that could be used as amenity space where residents could sit out. For this reason the Planning Inspector considered the proposal would have resulted in poor living conditions and amenity for the residents of Danish Court. In addition, the proposal would have resulted in the loss of any meaningful structural landscaping along the rear elevation, giving the building a colder, harder appearance and representing a poor standard of design. The Planning Inspector found that the harm caused by the poor landscaping and living conditions arising from the proposed development were a significant concern and, on balance, significantly and demonstrably outweighed the benefits of the proposal.

Appeal Ref.: 17/60051/REF **Planning Ref.:** 16/01769/FULL **Plns Ref.:** APP/T0355/W/17/
3168858

Appellant: Mr Anthony Tanner The Lodge Court Road Maidenhead SL6 8LQ

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

Description: Change of use to separate dwelling.

Location: **The Lodge Boathouse Court Road Maidenhead**

Appeal Decision: Allowed **Decision Date:** 28 July 2017

Main Issue: The main issue was whether the change of use would increase the number of people or properties at risk from flooding. As part of this issue, the Inspector considered whether safe access to/from the site during a flooding event could be provided. The building was granted planning permission in 2010 on the basis that it was used as ancillary accommodation in connection with The Lodge and not occupied as a separate residential unit. However, no restrictions were placed on the period of occupation or the number of persons that can occupy the building. The site has been physically separated from The Lodge and has its own vehicular access, (although these were created without the need for planning permission). The boathouse comprises an open void space at ground floor level for boat storage although this has been used for car parking. The amount of living accommodation is considerable and comprises, inter alia, 4 bedrooms, two bathrooms and a large open-plan kitchen/living area all arranged over two upper floors, (though this was not shown on the plans for the originally approved building). The Inspector considered that for all intents and purposes the building to be a spacious family dwelling rather than a boathouse particularly bearing in mind there is no way to launch boats onto the river from the site. The Inspector considered it patently capable of being occupied independently of The Lodge and the appellant has confirmed that it has been his primary residence for over 4 years (though this has not been legalised established). The Inspector was unclear how tying the residential use to The Lodge reduces the risk posed by its occupants to flooding; The occupants of the boathouse would be at the same risk of flooding irrespective of whether their occupation is ancillary or separate to The Lodge. The Council recently accepted a similar evacuation plan in relation to a development for 5 houses at the former Velmead Works site also within Flood Zone 3a and the Inspector considered there to be a number of striking similarities with the appeal in relation to the issue of a safe escape route. The Inspector was not persuaded that the development would materially increase the number of people or properties at risk from flooding.

Planning Appeals Received

20 July 2017 - 21 August 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.: 17/60072/REF **Planning Ref.:** 16/03508/FULL **PIns Ref.:** APP/T0355/W/17/3
174874
Date Received: 20 July 2017 **Comments Due:** 24 August 2017
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of x4 2bed and x5 1bed flats with access to Braywick road and Greenfields following demolition of existing dwelling
Location: **23 Braywick Road And Land To The Rear Providing Access From Greenfields Maidenhead**
Appellant: Mrs Maire Buttimer c/o **Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB

Ward:
Parish:
Appeal Ref.: 17/60073/NONDET **Planning Ref.:** 16/02354/LBC **PIns Ref.:** APP/T0355/Y/17/
3175201
Date Received: 20 July 2017 **Comments Due:** 24 August 2017
Type: Non-determination **Appeal Type:** Written Representation
Description: Consent for change of use of ground floor from commercial to 2x two bedroom apartments
Location: **Pappadums 3 Nicholsons Lane Maidenhead SL6 1HR**
Appellant: Mr Safian Majeed 52 Braywick Road Maidenhead SL6 1DA

Ward:
Parish:
Appeal Ref.: 17/60074/NONDET **Planning Ref.:** 16/02340/LBC **PIns Ref.:** APP/T0355/Y/17/
3175168
Date Received: 20 July 2017 **Comments Due:** 24 August 2017
Type: Non-determination **Appeal Type:** Written Representation
Description: Consent for replacement of glass conservatory with a three storey rear extension to create 2 x 1 No. bedroom flats and 1 No. studio flat with amendments to fenestration
Location: **Pappadums 3 Nicholsons Lane Maidenhead SL6 1HR**
Appellant: Mr Safian Majeed 52 Braywick Road Maidenhead SL6 1DA

Ward:
Parish:
Appeal Ref.: 17/60075/NONDET **Planning Ref.:** 16/02352/FULL **PIns Ref.:** APP/T035/W/17/
/3175196
Date Received: 20 July 2017 **Comments Due:** 24 August 2017
Type: Non-determination **Appeal Type:** Written Representation
Description: Change of use of ground floor from commercial to 2x two bedroom apartments
Location: **Pappadums 3 Nicholsons Lane Maidenhead SL6 1HR**
Appellant: Mr Safian Majeed 52 Braywick Road Maidenhead SL6 1DA

