

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

Planning Appeals Received

3 February 2018 - 2 March 2018



MAIDENHEAD

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the Plns reference number. If you do not have access to the Internet please write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Other appeals: The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

Ward:

Parish:

Appeal Ref.: 18/60025/REF **Planning Ref.:** 16/03138/FULL **Plns Ref.:** APP/T0355/W/17/3190870

Date Received: 9 February 2018

Comments Due: 16 March 2018

Type: Refusal

Appeal Type: Written Representation

Description: New dwelling following demolition of existing extension and garage at No. 29 Cranbrook Drive

Location: **Land At 29 Cranbrook Drive Maidenhead**

Appellant: Mr And Mrs M Crown **c/o Agent:** Mr Neil Boddington Boddingtons Planning Ltd 31 Shirburn Street Watlington Oxfordshire OX49 5BU

Ward:

Parish: Maidenhead Unparished

Appeal Ref.: 18/60027/REF **Planning Ref.:** 17/02067/FULL **Plns Ref.:** APP/T0355/D/17/3184564

Date Received: 14 February 2018

Comments Due: Not Applicable

Type: Refusal

Appeal Type: Householder

Description: Single storey rear extension (retrospective)

Location: **193 Clare Road Maidenhead SL6 4DL**

Appellant: Mr Mohammed **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

Ward:

Parish: Hurley Parish

Appeal Ref.: 18/60028/ENF **Enforcement Ref.:** 16/50424/ENF **Plns Ref.:** APP/T0355/C/17/3188329

Date Received: 22 February 2018

Comments Due: 5 April 2018

Type: Enforcement Appeal

Appeal Type: Written Representation

Description: Appeal against the Enforcement Notice: Without planning permission the material change of use of the land from A4 (Drinking Establishment) to a mixed use; namely a cafe/retail use/cycle repairs and meeting place (Sui Generis).

Location: **The Snooty Fox Warren Row Road Warren Row Reading RG10 8QS**

Appellant: Mr Timothy Smee **c/o Agent:** Mrs Jan Molyneux Molyneux Planning 38 The Lawns Brill Aylesbury Buckinghamshire HP18 9SN

Ward:
Parish: White Waltham Parish
Appeal Ref.: 18/60029/REF **Planning Ref.:** 17/02093/VAR **Plns Ref.:** APP/T0355/D/17/
3191058
Date Received: 26 February 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Two storey rear extension with first floor side dormer window as approved under planning permission 14/01151 without complying with part condition 3 (first floor window(s) to amend window to be openable for means of escape.
Location: **Beau Regard Smithfield Road Maidenhead SL6 3NP**
Appellant: Danny Barney **c/o Agent:** Mr Ken Marshall Monyash Curls Lane Maidenhead SL6 2QF

Appeal Decision Report

3 February 2018 - 2 March 2018

MAIDENHEAD

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Royal Borough
of Windsor &
Maidenhead

Appeal Ref.: 17/60097/SOS **Planning Ref.:** 16/02814/FULL **Plns Ref.:** APP/T0355/V/17/3185731

Appellant: Berkshire College of Agriculture c/o **Agent:** Mr Douglas Bond Woolf Bond Planning LLP The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

Decision Type: Delegated **Officer Recommendation:** Application Withdrawn

Description: Development of a care village comprising of a 50 bedroom care home, village care and wellbeing centre, 26 assisted living units, 82 independent living units, landscaping, parking and associated new access drive

Location: **Land At BCA And Bordered By Main Buildings To North And Dellars Copse To South Burchetts Green Road Burchetts Green Maidenhead**

Appeal Decision: Withdrawn **Decision Date:** 9 February 2018

Appeal Ref.: 18/60001/REF **Planning Ref.:** 17/01510/FULL **Plns Ref.:** APP/T0355/D/17/3185038

Appellant: Mr Ryan Best Ashbery Fifield Road Fifield Maidenhead SL6 2NX

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

Description: Installation of a new sliding electrical gate on the front driveway and replacement of the existing wooden fencing with brick walls and piers

Location: **Ashbery Fifield Road Fifield Maidenhead SL6 2NX**

Appeal Decision: Dismissed **Decision Date:** 26 February 2018

Main Issue: The Inspector found that the proposed development conflicts with saved policies GB1 and GB2 of the Local Plan and the relevant parts of the Framework which require that new buildings in the Green Belt must not be materially larger than existing buildings. The proposal therefore amounts to inappropriate development in the Green Belt, and the Framework indicates that substantial weight should be given to this harm. The proposed development would also result in harm to the openness of the Green Belt, and the character and appearance of the area, also conflicting with saved policy DG1 of the Local Plan which requires that the design of new buildings is compatible with established street façade. There are no other considerations that would clearly outweigh the harm by reason of inappropriateness, and the other harm identified, and thus constitute the very special circumstances necessary to justify the development proposed.
