

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

**Appeal Decision Report**

**30 March 2018 - 26 April 2018**

**MAIDENHEAD**

**Appeal Ref.:** 18/60002/REF      **Planning Ref.:** 17/00830/FULL      **Plns Ref.:** APP/T0355/D/17/3185468

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

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

**Description:** Remove existing outbuildings and storage. Erection of a two storey rear and side extension.

**Location:** **27 Redriff Close Maidenhead SL6 4DJ**

**Appeal Decision:** Dismissed      **Decision Date:** 6 April 2018

**Main Issue:** The proposed extension would appear as a loosely connected, awkwardly designed and sited addition which would be out of scale with the house and out of character with the simpler forms of the other houses on Redriff Close.

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**Appeal Ref.:** 18/60003/REF      **Planning Ref.:** 17/00828/FULL      **Plns Ref.:** APP/T0355/W/17/3185403

**Appellant:** Mr L Tusz **c/o Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

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

**Description:** Construction of 7 x 1 No. bedroom dwellings with access, parking and amenity space

**Location:** **31 - 33 Belmont Road Maidenhead**

**Appeal Decision:** Dismissed      **Decision Date:** 29 March 2018

**Main Issue:** The dwellings to the front would be acceptable to the streetscene, but the 3 dwellings to the rear which would appear as backland development would introduce a line of built form in a position that is uncharacteristic on the south side of Belmont Road. These dwellings would be divorced from the street frontage, would relate poorly to the frontage development, and would be plainly seen in views through the gap between the semi-detached pairs at the front, which would include the direct view down Hargrave Road. The proposal would therefore be out of place and harmful to the character and appearance of the area.

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**Appeal Ref.:** 18/60016/COND    **Planning Ref.:** 16/03324/VAR    **Plns Ref.:** APP/T0355/W/17/3181493

**Appellant:** Mr And Mrs Smith Tudor Lea 15 Sutton Close Cookham Maidenhead SL6 9QU

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

**Description:** Single storey front extension, part single, part two storey rear extension and alterations to ground and first floor right hand side elevation as approved under planning permission 15/02302 without complying with condition 2 (matching materials) 4 (approved plans) to remove the boarding/render to the first floor rear elevation and replace with facing brickwork and alterations to fenestration. Replace approved drawing.

**Location:** **Tudor Lea 15 Sutton Close Cookham Maidenhead SL6 9QU**

**Appeal Decision:** Allowed    **Decision Date:** 10 April 2018

**Main Issue:** The Inspector did not consider the grey windows to be harmful to the character and appearance of the host dwelling and surrounding area. He therefore concluded that Condition No 1 is not necessary to safeguard the character and appearance of the area.

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

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

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

**Description:** Single storey rear extension (retrospective)

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

**Appeal Decision:** Allowed    **Decision Date:** 6 April 2018

**Main Issue:** The proposed rear extension, although would form a large addition to the dwelling, fits in with the normal pattern of development in the surrounding area. The extension would be subordinate to the main dwelling, leaving sufficient garden space to prevent overdevelopment of the site and would not be readily visible within the street scene; no important views would be affected. In relation to neighbouring amenity, the proposed extension would only be marginally taller than the boundary wall and the impact on daylighting to neighbouring properties is considered minimal. For the same reason, the outlook from neighbouring properties is not considered to be adversely affected.

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## Planning Appeals Received

30 March 2018 - 26 April 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:** Maidenhead Unparished  
**Appeal Ref.:** 18/60039/REF      **Planning Ref.:** 17/03466/FULL      **Plns Ref.:** APP/T0355/W/18/3196952

**Date Received:** 4 April 2018      **Comments Due:** 16 May 2018  
**Type:** Refusal      **Appeal Type:** Inquiry  
**Description:** Erection of 1 No. 8 storey building and 2 No. 7 storey buildings to provide 154 apartments with associated access and servicing, landscaped courtyards and podium level and 176 car parking spaces following demolition of existing buildings.

**Location:** **Desborough Bowling Club York Road Maidenhead SL6 1SF**  
**Appellant:** Shanly Homes Ltd **c/o Agent:** Mrs Rosalind Gall Kevin Scott Consultancy Ltd Sentinel House Ancells Business Park Harvest Crescent Fleet Hampshire GU51 2UZ

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60040/REF      **Planning Ref.:** 17/02677/FULL      **Plns Ref.:** APP/T0355/D/18/3194752

**Date Received:** 12 April 2018      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Single storey extension with accommodation in roof space to detached outbuilding  
**Location:** **Sundance Thicket Grove Maidenhead SL6 4LW**  
**Appellant:** Mr & Mrs J Smith **c/o Agent:** Stephen Varney Associates Stephen Varney Associates Ltd Siena Court The Broadway Maidenhead SL6 1NJ

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 18/60046/REF      **Planning Ref.:** 17/02965/FULL      **Plns Ref.:** APP/T0355/D/18/3196895

**Date Received:** 19 April 2018      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Construction of a part single, part two storey front extension and a first floor side extension  
**Location:** **The Laurels Moneyrow Green Holyport Maidenhead SL6 2ND**  
**Appellant:** Mr Dean Bicker **c/o Agent:** Richard Simpson RJS Planning 132 Brunswick Road London W5 1AW

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60050/NONDET    **Planning Ref.:** 17/01267/FULL    **Plns Ref.:** APP/T0355/W/17/3191921  
**Date Received:** 24 April 2018    **Comments Due:** 29 May 2018  
**Type:** Non-determination    **Appeal Type:** Written Representation  
**Description:** Alterations to the existing roof to include 2 No. dormers on east elevation to form a 1 No. bedroom apartment with alterations to the parking layout and new access off Brunel Road  
**Location:** **Former 105 Brunel Road Maidenhead**  
**Appellant:** Mr Richard Potyka **c/o Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60051/REF    **Planning Ref.:** 17/00336/OUT    **Plns Ref.:** APP/T0355/W/17/3188237  
**Date Received:** 24 April 2018    **Comments Due:** 29 May 2018  
**Type:** Refusal    **Appeal Type:** Written Representation  
**Description:** Outline application (access and layout only) for the construction of a detached dwelling.  
**Location:** **Land At Nutfield Altwood Bailey Maidenhead**  
**Appellant:** Mr Millen **c/o Agent:** Mr Andy King Andrew King And Associates 15 The Mill Tring Road Wilstone Tring HP23 4FP

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60052/NONDET    **Planning Ref.:** 17/03118/FULL    **Plns Ref.:** APP/T0355/W/18/3193280  
**Date Received:** 24 April 2018    **Comments Due:** 29 May 2018  
**Type:** Non-determination    **Appeal Type:** Written Representation  
**Description:** Construction of a single storey dwelling, reuse of existing access, additional hardsurfacing and landscaping.  
**Location:** **Land At Mead House Pinkneys Drive Maidenhead**  
**Appellant:** Mr & Mrs Millen **c/o Agent:** Mr King Andrew King And Associates 15 The Mill Tring Road Wilstone Tring WD3 3QD