

# Appeal Decision Report

19 April 2018 - 17 May 2018

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Royal Borough  
of Windsor &  
Maidenhead

## WINDSOR RURAL

**Appeal Ref.:** 18/60021/NOND **Planning Ref.:** 17/01641/FULL **Plns Ref.:** APP/T0355/W/17/3189293  
**Appellant:** Mrs C Adriaansen **c/o Agent:** Mr Christopher Arden Christopher Arden Chartered Archts 11 Galton Road Sunningdale Ascot SL5 0BP  
**Decision Type:** Delegated **Officer Recommendation:** Would Have Refused  
**Description:** Construction of a part two storey, part single storey side and rear extension to provide a self-contained granny annex ancillary to the main dwelling house and demolition of existing detached garage.  
**Location:** **4 Dorian Drive Ascot SL5 7QL**  
**Appeal Decision:** Dismissed **Decision Date:** 2 May 2018  
**Main Issue:** The Inspector found that the appeal proposal would be harmful to the character and appearance of the host dwelling and surrounding area.

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**Appeal Ref.:** 18/60032/REF **Planning Ref.:** 17/03076/FULL **Plns Ref.:** APP/T0355/D/18/3194562  
**Appellant:** Mrs Vladiana Maris-Kowel **c/o Agent:** Mr Colin Tebb Hustings Cottage North Street Winterborne Stickland Blandford Forum Dorset DT11 0NL  
**Decision Type:** Delegated **Officer Recommendation:** Refuse  
**Description:** First floor rear extension  
**Location:** **80 Bouldish Farm Road Ascot SL5 9EL**  
**Appeal Decision:** Dismissed **Decision Date:** 19 April 2018  
**Main Issue:** The roof of the proposed extension would not integrate well physically with the original roof or the dormer as it would adjoin both, partially obscuring the eaves of the original roof and the bottom of part of the dormer. The addition of a crown roof would result in a complex and contrived roofscape, with flat, pitched and crown forms in close proximity. Moreover, the lack of alignment and symmetry of the fenestration would add to the overall visual effect of a lack of integration of the proposed extension and previous additions. For these reasons the proposal, in combination with existing extensions at the property, is considered to form incongruous and harmful addition to the character and appearance of the original dwelling; contrary to Local Plan Policy H14.

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**Appeal Ref.:** 18/60033/NOND    **Planning Ref.:** 17/02692/FULL    **Plns Ref.:** APP/T0355/W/17/  
ET    3187491

**Appellant:** Mr Giorgio Cefis **c/o Agent:** Mr Thomas Rumble Woolf Bond Planning The Mitfords  
Basingstoke Road Three Mile Cross Reading RG7 1AT

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

**Description:** Change of use from ancillary residential accommodation to independent self-contained  
residential dwelling

**Location:** **Annexe Home Farm Broomfield Park Sunningdale Ascot SL5 0JR**

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

**Main Issue:** The proposed change of use would result in no physical changes to the existing site layout and building. The use proposed is also compatible and consistent with existing uses in the area. Due to the size of the dwelling and nature of the works, there is unlikely to be any harmful increase in activity at the site, and furthermore the existing site access will be retained. It is therefore likely that the change of use would result in no perceivable change to the areas character and appearance. The small property would provide adequate amenity space for its future residents and a legal agreement has been secured to mitigate the potential impact of the development on Thames Basin SPA. For these reasons, and subject to the inclusion of conditions, the proposal is considered to be in compliance with all relevant material planning consideration contained within the Local Plan, NPPF and Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

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## Planning Appeals Received

19 April 2018 - 17 May 2018

### WINDSOR RURAL

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 PIns 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:** Old Windsor Parish

**Appeal Ref.:** 18/60049/REF      **Planning Ref.:** 17/02339/FULL      **PIns Ref.:** APP/T0355W/17/3190788

**Date Received:** 19 April 2018

**Comments Due:** 24 May 2018

**Type:** Refusal

**Appeal Type:** Written Representation

**Description:** End terrace house, parking and new access

**Location:** Land At 16 Orchard Road Old Windsor Windsor

**Appellant:** Mr Ben Flegg c/o **Agent:** Nigel Hartley - Chestnut Planning 33 Trinity Church Road London SW13 8ET