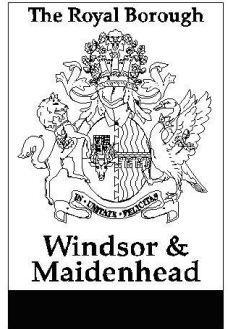


# Appeal Decision Report

3 September 2015 - 2 October 2015

## WINDSOR URBAN



**Appeal Ref.:** 15/00038/REF      **Planning Ref.:** 14/03641/FULL      **Plns Ref.:** APP/T0355/W/15/3012199

**Appellant:** Mr David Howell- Shanly Homes Limited Sorbon Aylesbury End Beaconsfield HP9 1LW

**Decision Type:** Committee      **Officer Recommendation:** Defer and Delegate

**Description:** Erection of replacement building comprising of 5 no. two bedroom and 5 no. one bedroom apartments with associated car parking, refuse and cycle storage, landscaping works and alterations to vehicular access.

**Location:** 71 Imperial Road Windsor SL4 3RU

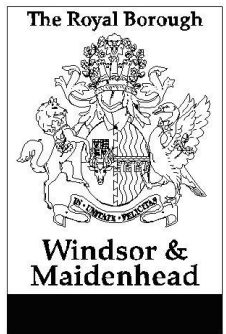
**Appeal Decision:** Allowed      **Decision Date:** 25 September 2015

**Main Issue:** The Inspector considered that the proposed development would not have a harmful impact on the character and appearance of the area. The decision made comparisons with the generally similar although larger scheme at this property that was subject to a recently appeal (RBMW ref. 14/01915/FULL). While acknowledging there are many similarities between the current and previous appeal schemes, the reduction in size was considered sufficient to ensure that the proposed building would integrate appropriately with its surroundings, with the assistance of appropriate landscaping which is required by a condition of the decision. It was also considered that, in conjunction with landscaping, the street frontage bin store was acceptable.

Regarding the impact of the proposed development on the outlook of surrounding residents, the Inspector noted that this proposal would have a greater setback from the northern side boundary and additional set-ins from both the side and the rear as compared to the dismissed appeal scheme. While the decision acknowledges that the outlook of neighbours would still be affected by this proposal, separation distances from dwellings at Peel Close to the rear of the site would be sufficient to ensure that those neighbours would not be subjected to unreasonable levels of enclosure or overbearing elements, and the mature trees along the site rear boundary would further reduce any impact. The proposed first and second floors would not extend the full depth of the proposed building, and as such there would be no unreasonable levels of enclosure and the building would not appear overbearing views from Knightsbridge or its garden. The previous appeal decision had noted the unusual design and outward views from 69a Imperial Road, and in this decision the Inspector noted that this neighbouring property is set further into its site compared with the general surrounding pattern of development, and has a conservatory sited close to the appeal site boundary and other windows from which the proposed building would be clearly visible. However, the reduction in scale and bulk and the side setback of the proposed development, compared with the dismissed appeal proposal, as considered to sufficiently reduce the impact on No. 69a, such that the altered design was not considered to have a significantly harmful impact on the outlook of the occupiers of 69a Imperial Road, either through unreasonable levels of enclosure, or obtrusive or overbearing scale and massing.

Privacy and light for all neighbouring properties were also not considered to be unreasonably affected.

**Planning Appeals Received**  
**3 September 2015 - 2 October 2015**



**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 [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) 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>Parish/Ward:</b>		<b>Planning Ref.:</b>	15/01555/CLAS	<b>PIns Ref.:</b>	APP/T0355/W/15/
<b>Appeal Ref.:</b>	15/00068/REF		SO		3133628
<b>Date Received:</b>	9 September 2015		<b>Comments Due:</b>	14 October 2015	
<b>Type:</b>	Refusal		<b>Appeal Type:</b>	Written Representation	
<b>Description:</b>	Change of use of offices (B1a) to 17 flats				
<b>Location:</b>	<b>St Stephens House Arthur Road Windsor SL4 1RU</b>				
<b>Appellant:</b>	St Stephen's Management Co Ltd <b>c/o Agent:</b> Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB				