

NOTICE
OF
MEETING

**WINDSOR RURAL DEVELOPMENT
MANAGEMENT PANEL**

will meet on

WEDNESDAY, 7TH MARCH, 2018

At 7.00 pm

in the

COUNCIL CHAMBER - GUILDHALL, WINDSOR

TO: MEMBERS OF THE WINDSOR RURAL DEVELOPMENT MANAGEMENT PANEL

COUNCILLORS DR LILLY EVANS (CHAIRMAN), COLIN RAYNER (VICE-CHAIRMAN),
MICHAEL AIREY, CHRISTINE BATESON, DAVID HILTON, JOHN LENTON,
JULIAN SHARPE, LYNDA YONG AND MALCOLM BEER

SUBSTITUTE MEMBERS

COUNCILLORS JOHN BOWDEN, SAYONARA LUXTON, NICOLA PRYER,
EILEEN QUICK, JACK RANKIN, WESLEY RICHARDS, SAMANTHA RAYNER,
JOHN STORY AND LYNNE JONES

Karen Shepherd - Democratic Services Manager - Issued: Tuesday, 27 February 2018

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at www.rbwm.gov.uk or contact the Panel Administrator **Andy Carswell** 01628 796319

Fire Alarm - In the event of the fire alarm sounding or other emergency, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Congregate in the Town Hall Car Park, Park Street, Maidenhead (immediately adjacent to the Town Hall) and do not re-enter the building until told to do so by a member of staff.

Recording of Meetings – The Council allows the filming, recording and photography of public Council meetings. This may be undertaken by the Council itself, or any person attending the meeting. By entering the meeting room you are acknowledging that you may be audio or video recorded and that this recording will be available for public viewing on the RBWM website. If you have any questions regarding the council's policy, please speak to the Democratic Services or Legal representative at the meeting.

AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence.	-
2.	<u>DECLARATIONS OF INTEREST</u> To receive any Declarations of Interest.	3 - 4
3.	<u>MINUTES</u> To confirm the Part I Minutes of the meeting of the previous meeting	5 - 6
4.	<u>PLANNING APPLICATIONS (DECISION)</u> To consider the Director of Development & Regeneration / Development Control Manager's report on planning applications received. Full details on all planning applications (including application forms, site plans, objections received, correspondence etc.) can be found by accessing the Planning Applications Public Access Module by selecting the following link. http://www.rbwm.gov.uk/pam/search.jsp or from Democratic Services on 01628 796251 or democratic.services@rbwm.gov.uk	7 - 16
5.	<u>ESSENTIAL MONITORING REPORTS (MONITORING)</u> To consider the Essential Monitoring Reports.	17 - 18
6.	<u>LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC</u> To consider passing the following resolution:- "That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting whilst discussion takes place on item 7 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act."	-
7.	<u>MINUTES</u> To confirm the Part II minutes of the previous meeting. <i>(Not for publication by virtue of Paragraph 1, 2, 6, 7 of Part 1 of Schedule 12A of the Local Government Act 1972)</i>	19 - 20

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

In accordance with the requirements of the Local Government (Access to Information) Act

1985, each item on this report includes a list of Background Papers that have been relied

on to a material extent in the formulation of the report and recommendation.

The list of Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed as a single Background Paper,

although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as

“Comments Awaited”.

The list will not include published documents such as the Town and Country Planning Acts

and associated legislation, Department of the Environment Circulars, the Berkshire Structure Plan, Statutory Local Plans or other forms of Supplementary Planning Guidance,

as the instructions, advice and policies contained within these documents are common to

the determination of all planning applications. Any reference to any of these documents will be made as necessary under the heading “Remarks”.

STATEMENT OF THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect

for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

MEMBERS' GUIDANCE NOTE

DECLARING INTERESTS IN MEETINGS

DISCLOSABLE PECUNIARY INTERESTS (DPIs)

DPIs include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any license to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where
 - a) that body has a piece of business or land in the area of the relevant authority, and
 - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

PREJUDICIAL INTERESTS

This is an interest which a reasonable fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs your ability to judge the public interest. That is, your decision making is influenced by your interest that you are not able to impartially consider only relevant issues.

DECLARING INTERESTS

If you have not disclosed your interest in the register, you **must make** the declaration of interest at the beginning of the meeting, or as soon as you are aware that you have a DPI or Prejudicial Interest. If you have already disclosed the interest in your Register of Interests you are still required to disclose this in the meeting if it relates to the matter being discussed. A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in discussion or vote at a meeting.** The term 'discussion' has been taken to mean a discussion by the members of the committee or other body determining the issue. You should notify Democratic Services before the meeting of your intention to speak. In order to avoid any accusations of taking part in the discussion or vote, you must move to the public area, having made your representations.

If you have any queries then you should obtain advice from the Legal or Democratic Services Officer before participating in the meeting.

If the interest declared has not been entered on to your Register of Interests, you must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Agenda Item 3

WINDSOR RURAL DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 7 FEBRUARY 2018

PRESENT: Councillors Dr Lilly Evans (Chairman), Colin Rayner (Vice-Chairman), Michael Airey, Christine Bateson, David Hilton, John Lenton, Julian Sharpe, Lynda Yong and Malcolm Beer

Officers: Shilpa Manek and Ashley Smith

APOLOGIES FOR ABSENCE

Apologies for absence were received from Mary Kilner, Head of Legal & Governance.

DECLARATIONS OF INTEREST

No declarations of Interest were received.

MINUTES

The minutes of the last meeting were **Unanimously Agreed** by the Panel.

ESSENTIAL MONITORING REPORTS (MONITORING)

The reports were noted.

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

The meeting, which began at 7.00 pm, finished at 7.25 pm

CHAIRMAN.....

DATE.....

This page is intentionally left blank

Agenda Item 4

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Windsor Rural Panel

7th March 2018

INDEX

APP = Approval
CLU = Certificate of Lawful Use
DD = Defer and Delegate
DLA = Defer Legal Agreement
PERM = Permit
PNR = Prior Approval Not Required
REF = Refusal
WA = Would Have Approved
WR = Would Have Refused

Item No.	1	Application No.	17/03365/FULL	Recommendation	PERM	Page No.	9
Location:	4 Sunninghill Road Sunninghill Ascot SL5 7BU						
Proposal:	Construction of two storey side extension. Single storey rear extension with basement and single storey front extension.						
Applicant:	Mr Gosling	Member Call-in:		Expiry Date:	26 December 2017		

This page is intentionally left blank

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

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

7 March 2018

Item: 1

Application No.:	17/03365/FULL
Location:	4 Sunninghill Road Sunninghill Ascot SL5 7BU
Proposal:	Construction of two storey side extension. Single storey rear extension with basement and single storey front extension.
Applicant:	Mr Gosling
Agent:	Mr Mark Nicholson
Parish/Ward:	Sunninghill And Ascot Parish/Sunninghill And South Ascot Ward

If you have a question about this report, please contact: Josh McLean on 01628 796044 or at josh.mclean@rbwm.gov.uk

1. SUMMARY

- 1.1 The application seeks consent for the construction of a two storey side extension, single storey rear extension with basement and single storey front extension.
- 1.2 The proposal is considered to have an acceptable impact on the character and appearance of the site and surrounding area. There would be no adverse impacts resulting from the proposed works on the neighbouring residential amenity.
- 1.3 Amended plans have been received to remove 1 of the proposed four bedrooms. However, as the proposal has not be reduced in scale or footprint, there is nothing to stop the fourth bedroom from being added at a later point. As such the proposal has been assessed as a four bedroom dwelling. The existing site has a parking shortfall of 2 spaces and the increase in bedroom would result in a further 1 space being required. However, taking into account the site conditions, it is not considered that enlargement of the dwelling or the increase of shortfall by 1 space would have a detrimental impact on the public highway in terms of parking provision or increased vehicle movements from the site.
- 1.4 There are a number of Tree Preservation Orders (TPOs) at the front of the site, however the proposed works would not result in any adverse impacts to their health or appearance. The proposed basement extension is located away from the trees at the rear of the site.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.
--

2. REASON FOR PANEL DETERMINATION

- As the application has been recommended for approval, it has been referred to Windsor Rural Development Management Panel at the request of Councillor Hilton for the following reason:

"I have been asked by the Sunninghill and Ascot Parish Council to call this application in on their behalf. They state that they object on the grounds of inadequate parking as there was currently no parking provision and parking spaces could not be created. The lack of sufficient information on the possible effect of a basement of adjacent trees was noted and concerns were raised over the construction management."

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on the eastern side of Sunninghill Road and consists of a semi-detached, two-storey dwelling. Due to the topography of the land, the dwelling sits higher than the adjacent road and can only be accessed by a pedestrian access at the front of the site. There is no off-street parking provision. The front of the site is screened by a number of trees, some of which a number are protected under Tree Preservation Orders (TPO).
- 3.2 The area surrounding the site is predominately residential with the village of Sunninghill to the south.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application seeks consent for a number of extensions including; two storey side extension, single storey rear extension with basement and single storey front extension. The proposed materials would be to match the existing dwelling.
- 4.2 The site has the following planning history:

Planning reference:	Proposal:	Decision
16/01650/CPD	Certificate of lawfulness to determine whether a single storey rear extension is lawful.	Lawful 27.06.2016

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework

Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Trees	Ascot, Sunninghill & Sunningdale Neighbourhood Plan
DG1, H14	P4, T5	N6	NP/EN2-Trees, NP/DG1 – Respecting the Townscape, NP/DG3-Good Quality Design, NP/T1- Parking and Access

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Makes suitable provision for infrastructure	IF1

- 5.3 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites. Following the Regulation 19 consultation on the Submission Version of the Local Plan, the Council intends to formally submit by 31 January 2018. The Borough Local Plan sets out a stepped housing trajectory over the plan period (2013-2033). As detailed in the

supporting Housing Land Availability Assessment a five year supply of deliverable housing sites can be demonstrated against this proposed stepped trajectory.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Character and Appearance
- ii Impact on Amenity
- iii Highway Safety and Parking
- iv Impact on Trees

Character and Appearance

6.2 Cumulatively, the proposed extensions would materially increase the footprint and change the overall design and appearance of the existing dwelling. However, as the dwelling sits within a large curtilage, the increase is still considered appropriate and taking into account the landscaping and trees at the front of the site, any views of the dwelling would be very limited. As such, on balance the proposed extensions are not considered to have a detrimental impact on the character and appearance of the existing dwelling, street scene or surrounding area.

Impact on Amenity

6.3 It is considered that there would be no significant harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise. Small single storey extensions are proposed to the front and rear of the dwelling in proximity to the neighbouring boundary but taking into account their scale and design, they are not considered to detrimentally reduce the neighbouring amenity.

Highways Safety and Parking

6.4 The site is located to the east of the B3020 Sunninghill Road and is only accessed via a pedestrian path at the front of the site. There is no off-street parking provision which serves the property.

6.5 The existing dwelling is a 3 bedroom house which would normally require 2 parking spaces to be provided. With no vehicular access to the site, the property has a parking shortfall of 2 spaces. The scheme proposes various extensions which would involve the increase in the number of bedrooms from 3 to 4. Based on the Borough's Parking Strategy (2004), a 4 bedroom dwelling would generate a demand for a further 1 parking space, which would increase the site's parking requirement to 3 spaces. The agent has submitted amended plans to remove the fourth bedroom from the proposed floorplans and provide a study in its place. However, this does not remove

concerns that this room could be converted into a bedroom at a point in the future. The application is therefore assessed on the basis of a four bedroom dwelling.

- 6.6 Given that the site has a parking shortfall of 2 spaces, it is not considered that an increase of the parking shortfall by 1 space would result in a material change to the site or result in significantly increased vehicle movements per day. Neighbourhood Plan policy T1.2 requires that development proposals must, wherever possible, provide adequate parking on site and must not rely on street parking. Given the difference between levels of the street and the site, on-site parking may not be feasible the stretch of the Sunninghill Road directly outside the site is marked with double yellow lines so it is not possible to park on the street.
- 6.7 For these reasons, it is considered that the proposal would not result in detrimental material change in terms of highways and would not have a detrimental impact on the highways or pedestrian safety.

Impact on Trees

- 6.8 At the front of the site, there is a row of existing landscaping and trees which lies between Sunninghill Road and the existing dwelling. A number of these trees along the front are protected under Trees Preservation Order (TPO). There are further trees sited along the side and rear boundaries of the site.
- 6.9 The proposed extensions would not involve the loss or alteration of any existing trees on site. The proposed basement is sufficiently located away from the trees at the rear of the site and its construction is not considered to adversely impact their health or appearance.
- 6.10 It is noted that the access to the site is only achievable through a pedestrian access to the front of the site which would involve passing by the TPO trees, any adverse mitigation could be reduced through tree protection barriers being installed prior to commencement of works and remaining throughout the construction period. A condition (see condition 4) will be attached to the planning consent which would seek the details and positioning of these barriers to ensure that no damage is caused during the construction phases.
- 6.11 The proposal is not considered to adversely impact any trees on site and as such is considered compliant with Local Plan N6 and Neighbourhood Plan NP/EN2.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

7 occupiers were notified directly of the application. No objections were received.

The planning officer posted a notice advertising the application at the site on 08.11.2017.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Society for the Protection of Ascot & Environs	<p>The Society for the Protection of Ascot and Environs (SPAЕ) objects to the above application because of insufficient parking provision, conflicting with NP/SV1.</p> <p>The proposed dwelling will have four bedrooms, against the present three. There appears to be no formal parking provision at present and therefore there will be a deficit of three spaces, if the development was to proceed.</p> <p>The site is on the busy, parking-constricted Sunninghill Road/High Street, where on road parking is either very limited or proscribed. Pressure for additional on-street</p>	6.4 to 6.7

	parking in this heavily trafficked location must be prevented. SPAЕ respectfully requests RBWM to refuse this application	
Sunninghill & Ascot Parish Council	Objections on the grounds of inadequate parking as there is currently no parking provision and parking spaces could not be created. The lack of sufficient information on the possible effect of a basement on adjacent trees was noted and concerns were raised over the construction management. The committee requested that the application was called in front of the Windsor Rural Development Management Panel should the Borough be minded to approve it.	6.4 to 6.7 6.8 to 6.11

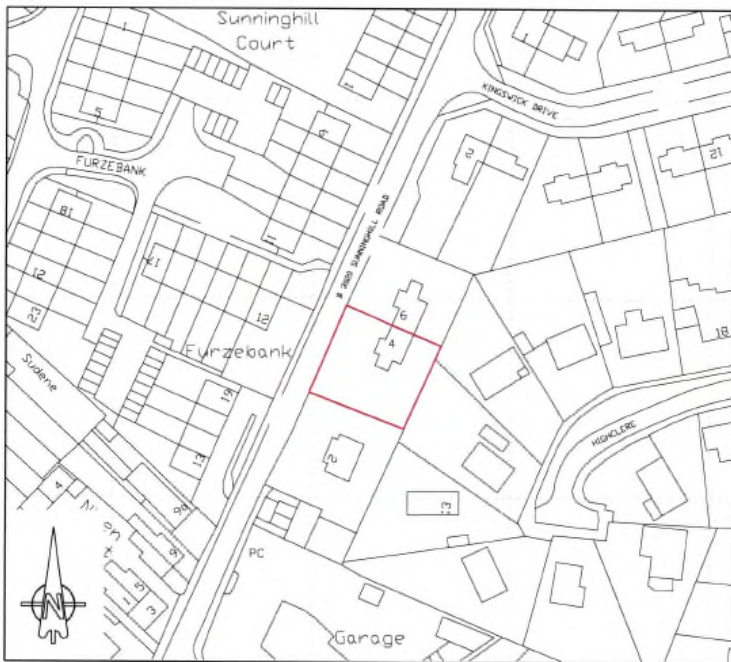
8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 Prior to the commencement of any works of demolition or construction, a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 4 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the existing TPO trees at the front of the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 5 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

APPENDIX A –LOCATION PLAN AND BLOCK PLAN



LOCATION PLAN

SCALE 1:1250

KEY:

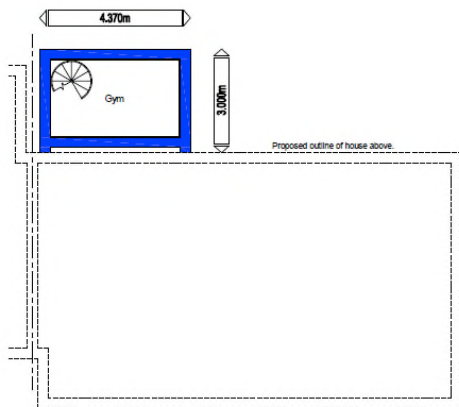
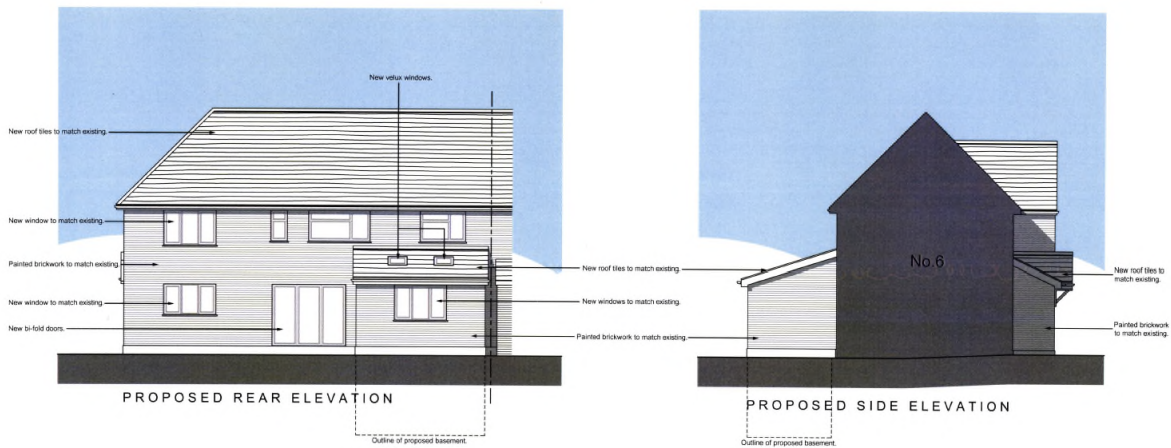
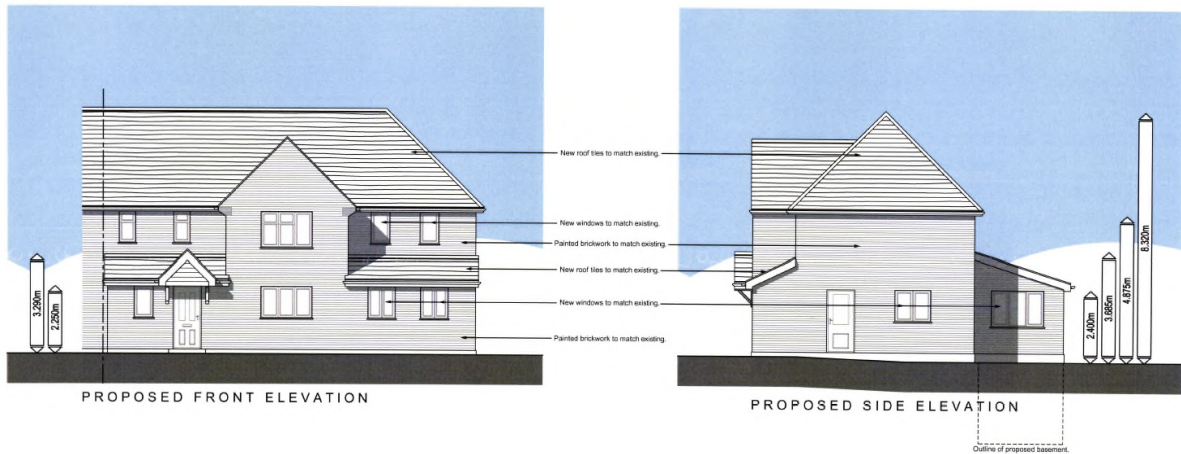
— = Site Boundary

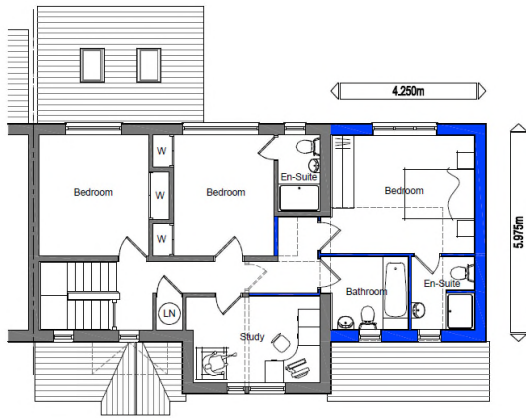


SITE PLAN

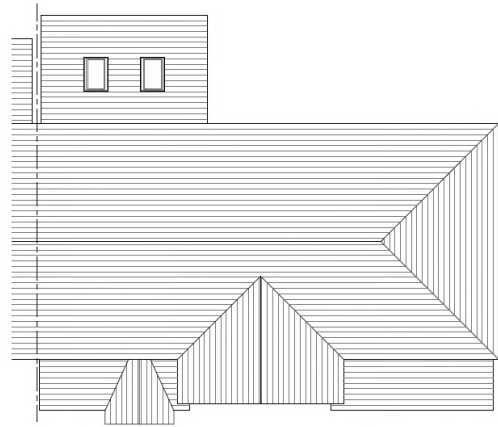
SCALE 1:200

APPENDIX B – ELEVATIONS AND FLOOR PLANS





PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



Appeal Decision Report

27 January 2018 - 23 February 2018

WINDSOR RURAL

Appeal Ref.: 17/60077/REF **Planning Ref.:** 17/00158/CLD **Plns Ref.:** APP/T0355/X/17/3174405

Appellant: Mr Scott Hamilton **c/o Agent:** Mr Michael Williams Michael Williams 9 St Michaels Road Cardiff CF5 2AL

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

Description: Certificate of Lawfulness to determine whether the existing use of five flats at ground floor and 6 flats at first floor (flat 12 part FF, part SF) as 11 x C3 (Dwellinghouses) is lawful.

Location: **Wraysbury Hall 1 Ferry Lane Wraysbury Staines TW19 6HG**

Appeal Decision: Dismissed **Decision Date:** 12 February 2018

Main Issue: The Inspector concluded that the occupation of the 11 units could not be described as a private domestic existence, due to the fact there were no tenancy agreements, the pattern of occupation is transient and the accommodation is under the control of a management company who have rights of access to the accommodation and are responsible in turn for all the supporting services. It is common ground that the 11 units have not altered in terms of the facilities they provide for day to day use since the implementation of the 1999 pp. Furthermore the appellant has failed to discharge the onus of proof. He has not provided precise, consistent or unambiguous evidence to support the assertion that any of the 11 units was in C3 use for four years at the date of the application or indeed for any other continuous 4 year period. For the reasons given above the Inspector concluded that the Council's refusal to grant a certificate of lawful use in respect of the use of five flats at ground floor and 6 flats at first floor (flat 12 part FF, part SF) as 11 x C3 dwellinghouses was well founded and that the appeal should fail.

Appeal Ref.: 17/60098/REF **Planning Ref.:** 17/00939/CPD **Plns Ref.:** APP/T0355/X/17/3182211

Appellant: Mr M Willis **c/o Agent:** Mr Murray Chrystal Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT United Kingdom

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

Description: Certificate of Lawfulness to determine whether the proposed erection of outbuilding (leisure building) and provision of related hard standing is lawful.

Location: **Greenwood The Covert Ascot SL5 9JS**

Appeal Decision: Dismissed **Decision Date:** 12 February 2018

Main Issue: The Inspector determined that the appeal site is subject to the conditions attached to planning permission 06/00098/FULL for the replacement dwelling which included condition 8 which removes permitted development rights to extend the house and erect ancillary buildings within the curtilage of the dwelling. The Inspector therefore determined that the proposed erection of an outbuilding on the appeal site does not benefit from Class E, Part 1, and Schedule 2 of the GPDO and considered the Council's decision to refuse to grant a certificate of lawful use of development in connection with an outbuilding and provision of related hardstanding to be well founded.

Planning Appeals Received

27 January 2018 - 23 February 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: Sunningdale Parish
Appeal Ref.: 18/60023/REF **Planning Ref.:** 17/02332/FULL **PIns Ref.:** APP/T0355/D/17/3190565
Date Received: 30 January 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Loft conversion into habitable space with x1 rear dormer.
Location: **14 St James Gate Sunningdale Ascot SL5 9SS**
Appellant: Mr Declan Murphy **c/o Agent:** Mr Richard Simpson RJS Planning 132 Brunswick Road London W5 1AW

Ward:
Parish: Sunningdale Parish
Appeal Ref.: 18/60026/REF **Planning Ref.:** 17/02955/FULL **PIns Ref.:** APP/T0355/D/17/3190776
Date Received: 14 February 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Construction of a detached garage and new garden wall
Location: **Earleydene Orchard Earleydene Ascot SL5 9JY**
Appellant: Mr Roland Clapton **c/o Agent:** Mr David Chivers Planning Design Partnership Ltd 32 Park Road Chiswick London W4 3HH

Agenda Item 7

By virtue of paragraph(s) 1, 2, 6, 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank