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NOTICE OF MEETING



ROYAL BOROUGH DEVELOPMENT MANAGEMENT PANEL

will meet on

WEDNESDAY, 17TH JUNE, 2020

At 6.15 pm

in the

VIRTUAL MEETING - ONLINE ACCESS

**THE MEETING WILL BE AVAILABLE ON OUR WEBSITE PRIOR TO THE MEETING
TO VIEW THE MEETING PLEASE GO TO OUR RBWM YOUTUBE PAGE –
[HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCZNP1KMF3YNABN6ENZLYELQ](https://www.youtube.com/channel/UCZNP1KMF3YNABN6ENZLYELQ)**

TO: MEMBERS OF THE ROYAL BOROUGH DEVELOPMENT MANAGEMENT PANEL

COUNCILLORS PHIL HASELER (CHAIRMAN), GEOFF HILL, NEIL KNOWLES,
JOSHUA REYNOLDS, AMY TISI, JOHN BOWDEN, DAVID CANNON, DAVID HILTON
AND LEO WALTERS

SUBSTITUTE MEMBERS

COUNCILLORS MANDY BRAR, WISDOM DA COSTA, KAREN DAVIES AND
HELEN TAYLOR

Karen Shepherd – Head of Governance - Issued: 09 JUNE 2020

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 **Shilpa Manek** 01628 796310

Recording of Meetings –In line with the council's commitment to transparency the Part I (public) section of the virtual meeting will be streamed live and recorded via Zoom. By participating in the meeting by audio and/or video, you are giving consent to being recorded and acknowledge that the recording will be in the public domain.

If you have any questions regarding the council's policy, please speak to Democratic Services or Legal representative at the meeting.

AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<p><u>APOLOGIES FOR ABSENCE</u></p> <p>To receive any apologies for absence.</p>	
2.	<p><u>DECLARATIONS OF INTEREST</u></p> <p>To receive any declarations of Interest.</p>	5 - 6
3.	<p><u>MINUTES OF MADMP & WADMP</u></p> <p>Panel to note the minutes of the Maidenhead Area Development Management Panel from meeting held on 19 February 2020 and Windsor Area Development Management Panel from meeting held on 4 March 2020.</p> <p><u>PLANNING APPLICATIONS (DECISION)</u></p> <p>To consider the Interim Head of Planning's report on planning applications received.</p> <p>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 at http://www.rbwm.gov.uk/pam/search.jsp.</p> <p>APP = Approval CLU = Certificate of Lawful Use DD = Defer and Delegate DLA = Defer Legal Agreement PERMIT = Permit PNR = Prior Approval Not Required REF = Refused WA = Would Have Approved WR = Would Have Refused</p>	7 - 14
4.	<p><u>19/03104/FULL - MEZEL HILL YARD - WINDSOR GREAT PARK - WINDSOR</u></p> <p><i>Proposal: Retention and refurbishment of one existing building to include re-cladding of the existing building, erection of storage building for B8 storage and distribution use with ancillary office space plus associated access, parking and landscaping, following demolition of existing buildings.</i></p> <p>Recommendation: PERMIT</p> <p>Applicant: The Crown Estate</p> <p>Member Call-In: N/A</p>	15 - 34

Expiry Date: 4 February 2020

5.

ESSENTIAL MONITORING REPORTS (MONITORING)

35 - 50

To consider the Appeals Decision Report and Planning Appeals Received.

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' GUIDE TO DECLARING INTERESTS IN MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they 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 the discussion or vote at a meeting.** The speaking time allocated for Members to make representations is at the discretion of the Chairman of the meeting. In order to avoid any accusations of taking part in the discussion or vote, after speaking, Members should move away from the panel table to a public area or, if they wish, leave the room. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) 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 licence 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.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: 'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: 'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

Public Document Pack Agenda Item 3

MAIDENHEAD AREA DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 19 FEBRUARY 2020

PRESENT: Councillors Phil Haseler (Chairman), Leo Walters (Vice-Chairman), Gurpreet Bhangra, Catherine Del Campo, Maureen Hunt, John Baldwin, Geoff Hill, Joshua Reynolds, Gurch Singh, Donna Stimson and Helen Taylor

Also in attendance: Councillor Ross McWilliams

Officers: Tony Franklin, Shilpa Manek, Sean O'Connor, Fatima Rehman and Ashley Smith

APOLOGIES FOR ABSENCE

Apologies were received from Councillors Brar and Jones. Councillors Del Campo and Singh were substituting.

DECLARATIONS OF INTEREST

Councillor Del Campo declared a personal interest as she is a freelancer and occasionally works for Shanley Group.

Councillor Hill declared a personal interest in item 6 as he owns a property in Maidenhead Town Centre but was attending the meeting with an open mind.

Councillor Hunt declared a personal interest for item 6 as she owns a property in Maidenhead Town Centre but would leave the room and take no part in the Panel discussion and voting.

Councillor Walters declared a personal interest in item 5 and item 8 as he is a Bray Parish Councillor. Councillor Walters had not taken part in any discussions at the Parish Council and was attending with an open mind.

MINUTES

RESOLVED: That the minutes of the meeting held on 22 January 2020 be approved.

19/01140/FULL - LAND TO THE SOUTH OF 18 TO 20 AND OPEN SPACE TO THE SOUTH OF RAY MILL ROAD EAST MAIDENHEAD

NB: * Updates were received in relation to planning applications marked with an asterisk.

A first motion was put forward by Councillor Hunt to PERMIT the application contrary to Officers recommendation. Reasons included the economic benefits of the scheme on an underutilised site, the level affordable housing and contribution to the Councils' housing supply. This was seconded by Councillor Bhangra.

A named vote was carried out.

19/01140/FULL - LAND TO THE SOUTH OF 18 TO 20 AND OPEN SPACE TO THE SOUTH OF RAY MILL ROAD EAST MAIDENHEAD (Motion)	
Councillor Phil Haseler	Against
Councillor Leo Walters	Against
Councillor Gurpreet Bhangra	For
Councillor Catherine del Campo	Against
Councillor Maureen Hunt	For
Councillor John Baldwin	Against
Councillor Geoffrey Hill	For
Councillor Joshua Reynolds	Against

Councillor Gurch Singh	For
Councillor Donna Stimson	Against
Councillor Helen Taylor	Against
Rejected	

The first motion was not approved.

A second motion was put forward by Councillor Taylor to REFUSE the application as per Officers recommendation. This was seconded by Councillor Baldwin.

A named vote was carried out.

19/01140/FULL - LAND TO THE SOUTH OF 18 TO 20 AND OPEN SPACE TO THE SOUTH OF RAY MILL ROAD EAST MAIDENHEAD (Motion)	
Councillor Phil Haseler	For
Councillor Leo Walters	For
Councillor Gurpreet Bhangra	Abstain
Councillor Catherine del Campo	For
Councillor Maureen Hunt	Abstain
Councillor John Baldwin	For
Councillor Geoffrey Hill	Abstain
Councillor Joshua Reynolds	For
Councillor Gurch Singh	Abstain
Councillor Donna Stimson	For
Councillor Helen Taylor	For
Carried	

It was agreed to REFUSE the application.

19/03251/OUT - PATERDALE FARM BLACKBIRD LANE MAIDENHEAD SL6 3SX

A motion was put forward by Councillor Walters to PERMIT the application as per Officers recommendation. This was seconded by Councillor Hunt.

A named vote was carried out.

19/03251/OUT - PATERDALE FARM BLACKBIRD LANE MAIDENHEAD SL6 3SX (Motion)	
Councillor Phil Haseler	For
Councillor Leo Walters	For
Councillor Gurpreet Bhangra	For
Councillor Catherine del Campo	For
Councillor Maureen Hunt	For
Councillor John Baldwin	For
Councillor Geoffrey Hill	For
Councillor Joshua Reynolds	For
Councillor Gurch Singh	For
Councillor Donna Stimson	For
Councillor Helen Taylor	For
Carried	

It was unanimously agreed to APPROVE the application.

19/03444/OUT - POUNDSTRETCHER 31 - 33 HIGH STREET MAIDENHEAD SL6 1JG

A motion was put forward by Councillor Reynolds to REFUSE the application as per Officers recommendation. This was seconded by Councillor Walters.

A named vote was carried out.

19/03444/OUT - POUNDSTRETCHER 31 - 33 HIGH STREET MAIDENHEAD SL6 1JG (Motion)	
Councillor Phil Haseler	For
Councillor Leo Walters	For
Councillor Gurpreet Bhangra	For
Councillor Catherine del Campo	For
Councillor Maureen Hunt	No vote recorded
Councillor John Baldwin	For
Councillor Geoffrey Hill	For
Councillor Joshua Reynolds	For
Councillor Gurch Singh	For
Councillor Donna Stimson	For
Councillor Helen Taylor	For
Carried	

It was unanimously agreed to REFUSE the application.

19/03455/OUT - ZACARA POLO GROUND MARTINS LANE SHURLOCK ROW READING RG10 0PP

A motion was put forward by Councillor Walters to PERMIT the application as per Officers recommendation, with the condition of removal of condition 6, but requiring section 106 agreement to surrender existing planning rights. This was seconded by Councillor Singh.

A named vote was carried out.

19/03455/OUT - ZACARA POLO GROUND MARTINS LANE SHURLOCK ROW READING RG10 0PP (Motion)	
Councillor Phil Haseler	For
Councillor Leo Walters	For
Councillor Gurpreet Bhangra	For
Councillor Catherine del Campo	For
Councillor Maureen Hunt	For
Councillor John Baldwin	For
Councillor Geoffrey Hill	For
Councillor Joshua Reynolds	For
Councillor Gurch Singh	For
Councillor Donna Stimson	For
Councillor Helen Taylor	For
Carried	

It was unanimously agreed to APPROVE the application.

19/03501/FULL - LAND KNOWN AS BUDDS PASTURE EAST OF MONEYROW GREEN AND NORTH OF FOREST GREEN ROAD HOLYPORT MAIDENHEAD

A motion was put forward by Councillor Walters to PERMIT the application as per Officers recommendation. This was seconded by Councillor Singh.

A named vote was carried out.

19/03501/FULL - LAND KNOWN AS BUDDS PASTURE EAST OF MONEYROW GREEN

AND NORTH OF FOREST GREEN ROAD HOLYPORT MAIDENHEAD (Motion)	
Councillor Phil Haseler	For
Councillor Leo Walters	For
Councillor Gurpreet Bhangra	For
Councillor Catherine del Campo	Abstain
Councillor Maureen Hunt	For
Councillor John Baldwin	Abstain
Councillor Geoffrey Hill	For
Councillor Joshua Reynolds	For
Councillor Gurch Singh	For
Councillor Donna Stimson	For
Councillor Helen Taylor	For
Carried	

It was agreed to APPROVE the application.

ESSENTIAL MONITORING REPORTS (MONITORING)

The reports were noted by the Panel.

The Panel thanked Officers for all their hard work and wished Ashley Smith the best in his new role.

The meeting, which began at 7.00 pm, finished at 8.30 pm

CHAIRMAN.....

DATE.....

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WINDSOR AREA DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 4 MARCH 2020

PRESENT: Councillors Christine Bateson, John Bowden (Vice-Chairman), David Cannon (Chairman), Wisdom Da Costa, Jon Davey, Karen Davies, David Hilton, Lynne Jones, Julian Sharpe, Shamsul Shelim and Amy Tisi

Officers: Andy Carswell, Victoria Gibson, Rachel Lucas, Claire Pugh and Fatima Rehman

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Knowles. Cllr Jones was substituting.

DECLARATIONS OF INTEREST

Cllr Shelim declared a personal interest in item 4 as he was a voting member on two previous panels for this item, and had used the community centre occasionally. He confirmed he was attending with an open mind.

Cllrs Tisi and Davies both declared a personal interest in items 5 and 6 as they had met the applicants and discussed the application. They confirmed they were attending with an open mind.

Cllr Bowden declared a personal interest in item 4 as he had been a voting member of the former panel that had discussed the application previously. He confirmed he was attending with an open mind.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on Wednesday 5th February 2020 be approved.

19/01657/FULL - ALL UNITS OFFICES AND BUILDINGS AT SHIRLEY AVENUE WINDSOR

NB: * Updates were received in relation to planning applications marked with an asterisk.

A motion was proposed by Cllr Da Costa to PERMIT the application subject to Officers recommended and as per the panel update including the conditions to restrict hours of use for the community facility, and a condition in relation to noise levels (in consultation with the Environmental Protection Officer. The motion was seconded by Cllr Bateson.

A named vote was carried out.

It was agreed to APPROVE the application subject to amended recommendations.

(The Panel was addressed by Nick Baker, on behalf of the applicant.)

9/01657/FULL - ALL UNITS OFFICES AND BUILDINGS AT SHIRLEY AVENUE WINDSOR (Motion)	
Councillor Christine Bateson	For
Councillor John Bowden	Against

Councillor David Cannon	For
Councillor Wisdom Da Costa	For
Councillor Jon Davey	For
Councillor Karen Davies	For
Councillor David Hilton	For
Councillor Lynne Jones	For
Councillor Julian Sharpe	Against
Councillor Shamsul Shelim	For
Councillor Amy Tisi	For
Carried	

19/03506/FULL - EDGEWORTH HOUSE MILL LANE WINDSOR SL4 5JE

A motion was proposed by Cllr Davey to DEFER the decision for three cycles, to allow both the applicant and the Council to submit further evidence regarding the listing of the wall in order to make a balanced and fair decision. This was seconded by Cllr Bowden.

It was unanimously agreed to DEFER the application.

19/03506/FULL - EDGEWORTH HOUSE MILL LANE WINDSOR SL4 5JE (Motion)	
Councillor Christine Bateson	For
Councillor John Bowden	For
Councillor David Cannon	For
Councillor Wisdom Da Costa	For
Councillor Jon Davey	For
Councillor Karen Davies	For
Councillor David Hilton	For
Councillor Lynne Jones	For
Councillor Julian Sharpe	For
Councillor Shamsul Shelim	For
Councillor Amy Tisi	For
Carried	

(The Panel was addressed by Brendan O'Reilly, the applicant.)

19/03507/LBC - EDGEWORTH HOUSE MILL LANE WINDSOR SL4 5JE

A motion was proposed by Cllr Davey to DEFER the decision for three cycles, to allow both the applicant and the Council to submit further evidence regarding the listing of the wall in order to make a balanced and fair decision. This was seconded by Cllr Bowden.

It was unanimously agreed to DEFER the application.

19/03507/LBC - EDGEWORTH HOUSE MILL LANE WINDSOR SL4 5JE (Motion)	
Councillor Christine Bateson	For
Councillor John Bowden	For
Councillor David Cannon	For
Councillor Wisdom Da Costa	For
Councillor Jon Davey	For
Councillor Karen Davies	For
Councillor David Hilton	For
Councillor Lynne Jones	For
Councillor Julian Sharpe	For
Councillor Shamsul Shelim	For
Councillor Amy Tisi	For

Carried

(The Panel was addressed by Brendan O'Reilly, the applicant.)

ESSENTIAL MONITORING REPORTS (MONITORING)

The reports were noted by the Panel.

The meeting, which began at 7.00 pm, finished at 8.01 pm

CHAIRMAN.....

DATE.....

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ROYAL BOROUGH OF WINDSOR & MAIDENHEAD PLANNING COMMITTEE

DEVELOPMENT CONTROL PANEL

17 June 2020

Item: 1

Application No.:	19/03104/FULL
Location:	Mezel Hill Yard Windsor Great Park Windsor
Proposal:	Retention and refurbishment of one existing building to include re-cladding of the existing building, erection of storage building for B8 storage and distribution use with ancillary office space plus associated access, parking and landscaping, following demolition of existing buildings.
Applicant:	The Crown Estate
Agent:	Sarah Isherwood
Parish/Ward:	Old Windsor Parish/Old Windsor
If you have a question about this report, please contact: Josey Short on 01628 683960 or at josey.short@rbwm.gov.uk	

SUMMARY

- 1.1 The proposed development constitutes inappropriate development in the Green Belt however officers consider that there is a case of very special circumstances that would clearly outweigh the harm to the Green Belt.
- 1.2 The applicant has made amendments to the design of the building and it is now considered acceptable. The proposed development is not considered to harm the Historic Park and Garden, the area of special landscape importance it sits within nor the setting of neighbouring listed buildings.
- 1.3 The proposed development would have an acceptable impact on trees, would not be detrimental to neighbouring amenity nor raise any highway issues.

It is recommended the Panel delegates the granting of planning permission, with the conditions listed in Section 11 of this report, to the Head of Planning subject to no call in being received from the Secretary of State, to whom the application will be referred under Town and Country Planning (Consultation) (England) Direction 2009.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended as it is for a Major Development; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located within Windsor Great Park and within the Green Belt. Windsor Great Park is a registered Historic Park & Garden and a Special Area of Conservation. The site comprises a number of single storey buildings with some examples of double height buildings and associated hardstanding. Its former use was agricultural. The site's land levels decline towards the east when viewed from the front of the site and also decline towards the south of the site, resulting in the land being at a lower level at the rear than it is at the front of the site.

4. KEY CONSTRAINTS

- Green Belt
- Area of special landscape importance

- Windsor Forest and Great Park (SAC)
- Crown Land
- Historic Park and Garden

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The application seeks planning permission for the retention and refurbishment of one existing building, including re-cladding, and the erection of a storage building for B8 storage and distribution use with ancillary office space and associated access, parking and landscaping following the demolition of the existing buildings.
- 5.2 For clarity the development areas involve the following:

	Gross External Area (Footprint)
Site Area	9,560 sqm
Total existing building	3,259 sqm
Buildings to be demolished	2,496 sqm
Buildings to be retained	763 sqm
Proposed new buildings	2,126 sqm
Overall footprint reduction	370 sqm

- 5.3 No relevant planning history.

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

- 6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Design in keeping with character and appearance of area and Green Belt	DG1, GB1, GB2
Highways	P4 AND T5
Trees	N6
Setting of Listed Buildings	LB2
Historic Gardens and Formal Landscape	HG1
Areas of Special Landscape Importance	N1

These policies can be found at

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

Old Windsor Neighbourhood Plan

Issue	Adopted Plan Policy
Development outside the settlement boundaries	OW1
Heritage	OW9
Highways	OW11
Trees, landscape and Ecology	OW14
Drainage	OW5, OW6 OW7

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2019)

Section 4- Decision-making

Section 12- Achieving well-designed places

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area and Green Belt	SP2, SP3, SP5
Windsor Castle and Great Park	HE2
Trees, Woodlands and Hedgerows	NR2
Sustainable Transport	IF2
Farm Diversification	ED4
Nature Conservation and Biodiversity	NR3

Borough Local Plan: Submission Version Proposed Changes (2019)

Issue	Local Plan Policy
Design in keeping with character and appearance of area and Green Belt	QP1, QP3, QP5
Windsor Castle and Great Park	HE2
Trees, Woodlands and Hedgerows	NR3
Sustainable Transport	IF2
Farm Diversification	ED4
Nature Conservation and Biodiversity	NR2

- 7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.
- 7.2 In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV. Public consultation ran from 1 November to 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the Proposed Changes are submitted to the Inspector. In due course the Inspector will resume the Examination of the BLPSV. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above both should be given limited weight.
- 7.3 These documents can be found at:
<https://www3.rbwm.gov.uk/blp>

Supplementary Planning Documents

- RBWM Thames Basin Health’s SPA

Other Local Strategies or Publications

- 7.3 Other Strategies or publications material to the proposal are:
- RBWM Townscape Assessment
 - RBWM Parking Strategy

More information on these documents can be found at:

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

The planning officer posted a notice advertising the application at the site on 11th December 2019 and the application was advertised in the Local Press on 11th December 2019

Consultees

Consultee	Comment	Where in the report this is considered
Highways	No objection to the proposal subject to recommended conditions relating to parking and turning.	See paragraphs 9.21 -9.22
Ecology	There are no objections to the application on ecological grounds, subject to pre occupation conditions relating to bird and bat boxes and a lighting scheme and an informative relating to birds' nests.	See paragraphs 9.18 -9.20
The Gardens Trust	We are satisfied with the design of the buildings, which will be less extensive than the conglomeration of the present buildings, a brown-field site situated within the Grade I Park. Originally they were farm buildings, and the replacements proposed will be in the same vernacular. Our slight reservation relates to the proposed use of the buildings which will be for B8 commercial we therefore wish to draw your officers' attention to the precedent it sets. The next application may not have the special reasons of close connection with the Crown that this application has, with limited vehicle movements plus security considerations.	See paragraphs 9.16
Natural England	No objection	Noted.
Conservation	No objection	See paragraphs 9.9 - 9.16
Trees	The applicant should consider taking all the proposed buildings to outside the root protection/buffer zones of retained trees. It means moving the buildings further to the south. They appear to have enough land to do this, but would mean losing the two areas of soft ground they were looking to introduce in the southern sector of the site. It is more important to restore the soft ground in the northern sector to benefit the trees of importance. The soils to be used for restoration should be from a similar soil type in Windsor Great Park. They should also provide for a 1m strip of soft ground to the outside edge of the hedgerow (this grows along the western and southern boundary) to ensure the hedgerow can continue to thrive. Details would need to be updated accordingly.	See paragraphs 9.23 – 9.27
Historic England	On the basis of the information available to date, no comments are offered, and it is suggested that the views of the council's specialist conservation and archaeological advisers are sought as relevant.	Noted.

Local Lead Flood Authority	No comments received	See paragraphs 9.29
Old Windsor Parish Council	No objection	-

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Impact on Green Belt location
- ii Historic character
- iii Neighbour Amenity
- iv Ecological Impact
- v Parking provision and highway implications
- vi Trees

Green Belt

9.2 Paragraph 145 of the National Planning Policy Framework (NPPF) (February 2019) states that the construction of new buildings within the Green Belt should be regarded as inappropriate development and goes on to list exceptions to inappropriate development. The relevant policies contained within the Councils Local Plan (2002); - GB1, alongside policy SP5 of the Councils Emerging Local Plan (January 2018) reflect the current NPPF.

9.3 No evidence has been put forward to demonstrate that the current buildings can be considered to have a lawful use as B8 (Storage and Distribution) and for this reason the proposal cannot be considered to constitute a replacement building and/or the redevelopment of a previously developed site. Additionally, even if this was the case the replacement building would be materially larger than the buildings it would replace and the redevelopment would have a greater impact on the Green Belt than the current development on site. As such the proposed development is not considered to fall within any of the exceptions listed in the relevant policies and is therefore considered to constitute inappropriate development.

9.4 Turning, to the actual harm to openness the existing site comprises 3 detached buildings, proposed to be demolished and replaced with one building. The heights of the existing buildings vary between single storey and double height spaces with a maximum height of 7.5 metres measured from a portion of the building to the rear of the site. When viewed from the road to the north of the site, the highest point of the existing building is 3.5 metres. The revised plans (received 03.06.2020) now show that the proposed building would have a maximum height of 9.25 metres, as measured from the ridge of the north facing gable, closest to the east wing, to the ground level at this point. It is noted that the other two gables to the west of this would have ridge heights of 8.7 metres (central gable) and 8.2 metres (west gable), whilst the east wing would have a height of 7.7 metres. Though the heights vary due to the topography of the site, the maximum ridgelines would be in line, falling 0.4 metres below the ridge line of the existing building which is proposed to be maintained to the west of the site.

9.5 The proposed building has been set back 3.4 metres than the existing buildings in this location, resulting in an 11.3 metre set back from the road at its closest point. The topography of the site declines towards the south (rear) and thus, the road to the north is at a higher level than the land to the rear of the site. Due to the change in land levels on the site, though the maximum height is 9.25 metres, it would not appear greater in height when viewed from the road than the maximum existing building on the site. Irrespective of this, the proposed building would have a mass and bulk which is clearly greater than the existing building in this location. Whilst it is noted there would be a decrease in overall floor space, there would be a material increase in mass and bulk which would be noticeably greater in height than the current buildings on site. This increase in height, mass and bulk would have a moderate impact on the openness of the Green Belt. In

accordance with the advice contained within the NPPF substantial weight needs to be given to both the harm by definition and the actual harm to the openness of the Green Belt.

9.6 Given that this is primarily the redevelopment of an existing cluster to buildings it is not considered that the development would be harmful to the purposes of the Green Belt.

9.7 Paragraph 143 of the NPPF states that inappropriate should not be approved, except in very special circumstances (VSC). A very special circumstances case to justify development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In this instance, the applicant has put forward the following case for VSC :-

- Need – The requirement of The Royal Collection Trust, a vital and important component intrinsic to the running of the Royal Estate, to remain on site primarily for security reasons and its proximity to Windsor Castle. Currently the Royal Collection do not have sufficient capacity in its warehouse and office premises located in Home Park Private and there are no alternative existing buildings within the site which are fit for this purpose. Mezel Farm was identified by the Royal Collection Trust and Planning Officers as the preferred option out of sites available on the Windsor Estate for both operational reasons and to limit the impact on the Green Belt. **(Substantial Weight)**
- Since the Royal Collection Trust are a known business tenant, to The Crown Estate, with common stakeholders, this presents an opportunity for the site to be redeveloped which would visually enhance the site. **(Limited Weight)**
- The rural economy - The proposal will relocate the existing 16 members of staff, supporting jobs in the rural economy. With anticipated expansion, over time staff numbers could increase to 21, further supporting the rural economy. Allowing the Royal Collection Trust to move to this location will ensure that there is no loss of employment in the local area. **(Limited Weight)**
- Re use of the land - The development will ensure the effective re-use of a brownfield site within Windsor Great Park. **(Limited weight – the applicant has confirmed that the existing buildings have not been used for farming purposes since 1986, save for limited open storage on part of the hardstanding and part of one of the buildings for seasonal storage of straw and silage which continued till 2018. This limited use was secondary to the main general operation and storage use by Parks, Forestry and Building Departments of The Crown Estate)**
- Ecological Benefits – additional tree planting and hedgerow **(Limited weight)**
- Heritage benefits – **(Whilst the refurbishment of the existing building is welcomed given the increase in bulk of the replacement building this can only be afforded limited weight.)**

9.8 As described above there is harm by definition and a moderate harm to the openness of the Green Belt of which are given substantial weight. However the case of very Special Circumstances as set out, and in particular the substantial weight given to the need for the building, are considered to clearly outweigh the harm.

Impact on Historic character

9.9 The application site is located within Royal Estate Windsor: Great Park and lies adjacent to the Royal Estate Windsor: Cumberland Lodge Park, both of which are included in the Register of Historic Parks and Gardens as Grade I. These designated historic assets are considered to have architectural, historic and artistic significance as defined by the NPPF. As such, the application site falls to be assessed against section 16 of the NPPF (Conserving and enhancing the historic environment). Additionally, the application would fall to be assessed against policies LB2 of the Councils Local Plan by virtue of the close proximity to listed buildings and the setting within a historic park.

9.10 There is no objection in principle to the demolition of the fairly modern redundant farm buildings within the site (construction in the 1960's and 1970's), some of which are quite large, particularly

given the unattractive appearance of some of the buildings. Whilst there are a number of listed buildings within the locality, mainly to the north east and south east of the site, the distance, intervening woodland and existing structures mean that the proposed structure would be unlikely to impact their setting. As such, the proposal would comply with policy LB2 of the Councils Local Plan in this regard.

- 9.11 The site is fairly well screened to the north by existing trees, although the level of screening will vary according to the time of year given the species of trees. To the south there are mature hedgerows, which provide some level of screening, but the site is much more open on this boundary. Though initial concerns for the impact of the proposal on views within the park from the south, it is considered that these have been overcome following the receipt of views analysis and the overall reduction in height of the proposed building.
- 9.12 Within the site the existing group of buildings are varied in terms of their footprint, height, overall size and roof line, which are all typical elements that contribute to their character as a group of farm buildings. One of the buildings is to be retained and its appearance upgraded, which is welcomed. The proposal is to replace the remaining structures with one large new storage building. Though this would be taller than most of the current structures, the overall footprint would be less than that of the existing structures cumulatively. The roof profile of the building is varied, with 3 gables over the warehouse area of the building, with an east projecting wing with a lower roof profile and as such the proposal is not considered to be harmful to the parkland setting. Furthermore, the use of timber cladding would harmonise with the style of the farm buildings the building would replace.
- 9.13 With the above taken into account, the proposed building is considered to be acceptable against section 16 of the NPPF and policy LB2 of the Councils Local Plan.
- 9.14 There are no public rights of way through the Great Park and given the locality of the site within the park, it would not be readily apparent from the public highway, and thus would only be visible to those visiting the Great Park. Within the park the buildings would appear as a cluster of agricultural buildings and would not be overbearing or incongruous when viewed from within the park. The locality of the site has cottages to the west and immediately to the east and also a school further to the east, which are all served by the same access road. Additionally, the site currently contains built form, and as such, the principle of constructing a replacement building would not appear inconsistent in this location.
- 9.15 The resultant buildings would be of B8 use, with a very small area of office space required in association with this. The proposed new building would be located close to the sites north boundary, and would span a large amount of the site, maintaining the two existing accesses. The buildings roofscape would encompass 3 gables with an east wing of a lower height. The maximum height of the building would be similar to that of the west building to be retained. Both the existing and new building would be clad in timber. Though the proposed new building would be large, the style, design and material palette would resemble agricultural buildings and thus, would be sympathetic to the historic use of the site in this regard as well as the Great Parks rural nature.
- 9.16 Concerns have been raised by both the Garden Trust and the Council's Conservation Officer regarding commercial vehicles entering the historic park which could harm its important historical character. Currently vehicles enter the park to serve the Royal Collection's current premises however should the current B8 use be used for storage by an external company then a material increase of HGV's entering the park would be harmful. Given the very special circumstances attached to this case officers consider that it is necessary to condition that the buildings permitted by this application are used solely by either the Royal Collection or the Crown Estate. (See condition 3)

Neighbour Amenity

- 9.17 The application site is neighboured by residential properties approximately 25 metres to the east and approximately 80 metres to the west. Comparatively, the proposed new building would be positioned in a more central location on the site to those which it would replace, and thus, the distance from the east neighbouring dwellings would be increased by a further 23 metres (approximately) from the east flank. By virtue of the distance between the resultant building and the nearest neighbouring dwellings, it is considered that the proposal would result in no detrimental harm to neighbouring amenity. With the above taken into account, it is considered that the proposed works would comply with paragraph 127(f) of the NPPF in this regard.

Ecological Impact

- 9.18 The application site comprises a series of modern agricultural buildings set on an area of hardstanding. Surrounding the site are hedgerows and mature oak trees, and in the wider environment are agricultural fields to the south and a small woodland to the north. All surrounding trees and hedgerows are to be retained and protected as a result of the proposed works.
- 9.19 The ecology report (Windrush Ecology, September 2019) has been undertaken to an appropriate standard and concludes the buildings are unlikely to host roosting bats and, with the exception of nesting birds in the buildings, the site is unlikely to be used by protected species, though the surrounding trees and hedgerows are likely to be used by foraging and commuting (and potentially roosting) bats. The report recommends that bird and bat boxes are installed around the new development and that a wildlife sensitive lighting strategy is adopted. In addition to this, the landscape plan shows the location of new hedgerows, wildflower meadow, areas of grass and new trees to be planted and all planting is proposed to be of a suitable mix of native species which would improve the biodiversity of the site.
- 9.20 With the above taken into account, it is considered that the proposed works would comply with paragraph 175 of the NPPF (Feb 2019) and Policy NR1 of the Councils Local Plan. However, it is noted that the current plans do not illustrate the bird and bat boxes or wildlife sensitive lighting strategy detailed within the Design and Access Statement, and as such it is considered that it would be reasonable and necessary that these elements of the design are installed prior to the occupation of the building. In addition to this, it is considered that conditions of this nature would also meet the other three of the 5 part test as set out in paragraph 55 of the NPPF and as such will be included in the event of planning permission being granted in this instance. (See conditions 4 and 5)

Parking and Highways

- 9.21 Mezel Hill Yard is located to the west of the Royal School and Mezel Hill Cottages in the Windsor Great Park. It is accessed from one of the established estate roads that cross the Great Park. The existing access arrangements to the site will be retained and improved. The routing plan shows all vehicles associated with the site will utilise the existing private vehicular access from the A332 Sheet Street Road and Princes Consorts Drive. The Transport Statement states the B8 storage building will cover 2,126m² and as such, in order to comply with the Local Authority's current Parking Strategy the building generates a demand for a maximum of 24 parking spaces. 22 car parking spaces will be provided together with 4 HGV spaces and 3 smaller van / lorry spaces. As such, it is considered that the parking spaces required would be acceptable. The drawing also demonstrates that the largest delivery vehicle proposed will be able to enter and exit the site in a forward gear and safely manoeuvre within the site. Additionally, it is noted that the drawing illustrates 3 cycle parking spaces are to be provided on site.
- 9.22 With the above taken into account, it is considered that the proposed development would comply with policies T5 and P4 of the Councils Local Plan subject to conditions which would require the vehicle parking and turning space and the cycle parking space to be provided prior to the occupation of the site. Given that the scheme is considered acceptable subject of the aforementioned details it is considered that these conditions would be both reasonable and necessary to the scheme. As such, it is considered that the conditions would pass the 5 part test

for conditions as set out in paragraph 55 of the NPPF and thus will be attached to an approval in the event of planning permission being granted in this instance. (See conditions 6 and 7)

Trees

- 9.23 The site is noted on Defra's Magic website as being within a 'Woodpasture and Parkland BAP' and the north western sector of the site is on the Priority Habitat Inventory as 'Deciduous Woodland'. UK BAP priority habitats were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).
- 9.24 The original information submitted was not entirely in accordance with the requirements of BS5837:2012 as it did not fully categorise the trees. Additionally, a tree protection plan, in line with BS5837:2012 and including buffers, had not been submitted, nor had any new service/drainage details. Furthermore, the original arboricultural report could not be used as a method statement as it lacked detail and was not enforceable.
- 9.25 This information has now all been updated. Furthermore no trees are proposed to be removed as a result of this development and 7 new oak trees are proposed to be planted along with additional hedgerow.
- 9.26 The tree officer however is requesting that the applicant consider taking all the proposed buildings to outside the root protection/buffer zones of retained trees which would mean moving the buildings further to the south. However the proposed building has been moved as far south as feasibly possible without having an impact on the internal site arrangements and tracking for larger vehicles. The proposed siting will also keep the proposed built form within the current building envelope. The buildings are already being moved back up to 4m south of the existing tree line.
- 9.27 Furthermore information and details on the construction of foundations and grading ensure the impact on existing trees is kept to a minimum and the Tree Survey and Impact Assessment Report explain how the foundations of the existing building will remain in situ to minimise the chances of disturbing roots adjoining trees and profiling the ground will only be undertaken within the footprint of the existing building.
- 9.28 Lastly, the applicant is also now seeking to replace the existing access points around tree 6 (as identified on tree protections plan) with soft landscaping to create a betterment in relation to the RPA surrounding this tree. For all of the above reasons the proposal is considered acceptable in relation to its impact on trees subject to conditions 8, 9 and 10 and complies with Local Plan Policy N6 and paragraph 175C of the NPPF.

Other Material Consideration

- 9.29 No response has been received from the Lead Local Flood Authority, however given the reduction in built footprint that this development would secure and the amount of surrounding land within the control of the applicant, officers are confident that a suitable sustainable drainage system can be achieved and this can be secured by condition. (See condition 9)
- 9.30 Given that the proposed development would not encroach beyond the existing built envelope of this site (denoted by hardstanding) this proposal would not either alone or in combination have a significant impact on the integrity of the Windsor Forest or Great Park (SAC).

10. APPENDICES TO THIS REPORT

- Appendix A - Site Location Plan and Ariel View
- Appendix B - Existing and Proposed Site Plan and Existing Elevation
- Appendix C – Proposed Floor Plans
- Appendix D – Proposed Elevations

11. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 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 The development use hereby permitted shall solely be occupied, at any time, by the Royal Collections Trust or the Crown Estate and shall not endure for the benefit of the land, or any other person or body whatsoever. If after the development has commenced, the Royal Collections Trust or Crown Estate ceases to be the occupier of the premises, the use shall cease and the site shall be reinstated to its former condition.
Reason: To protect the character of the registered historic park.
- 4 Prior to the occupation of the development, three bird and three bat boxes, brick or tiles are to be installed on or around the site under the supervision of a suitably qualified ecologist in accordance with a plan showing the location of the boxes which has first been submitted to and approved in writing by the Local Planning Authority.
Reason: To incorporate biodiversity improvements in and around the developments in accordance with paragraph 175 of the NPPF.
- 5 Prior to the occupation of the development, a report detailing the lighting scheme and how this will not adversely impact upon wildlife shall be submitted and approved in writing by the LPA. The report shall include the following figures and appendices;-
- A layout plan with beam orientation -
- A schedule of equipment -
- Measures to avoid glare -
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats. The approved lighting plan shall thereafter be implemented as agreed.
Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 180 of the NPPF.
- 6 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 7 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1.
- 8 The proposed development shall be carried out in accordance with the Arboricultural Method Statement, Tree Survey and Impact Assessment dated February 2020 and Tree Constraints Plan 1422-KC-XX-YTREE01 RevA.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 9 The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to 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. 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 approval 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.
- 10 All hard and soft landscape works shall be carried out in accordance with the approved details.

The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme first agreed in writing by the Local Planning Authority, and retained in accordance with the approved details. Please note that any soil used in the restoration should be from a similar soil type in Windsor Great Park.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. Relevant Policies - Local Plan DG1.

- 11 Prior to commencement (excluding demolition) a surface water drainage scheme for the development, based on sustainable drainage principles shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details

Supporting calculations based on infiltration testing undertaken in accordance with BRE365 confirming any attenuation storage volumes to be provided

Details of the maintenance arrangements relating to the proposed surface water drainage system confirming who will be responsible for its maintenance and the maintenance regime to be implemented.

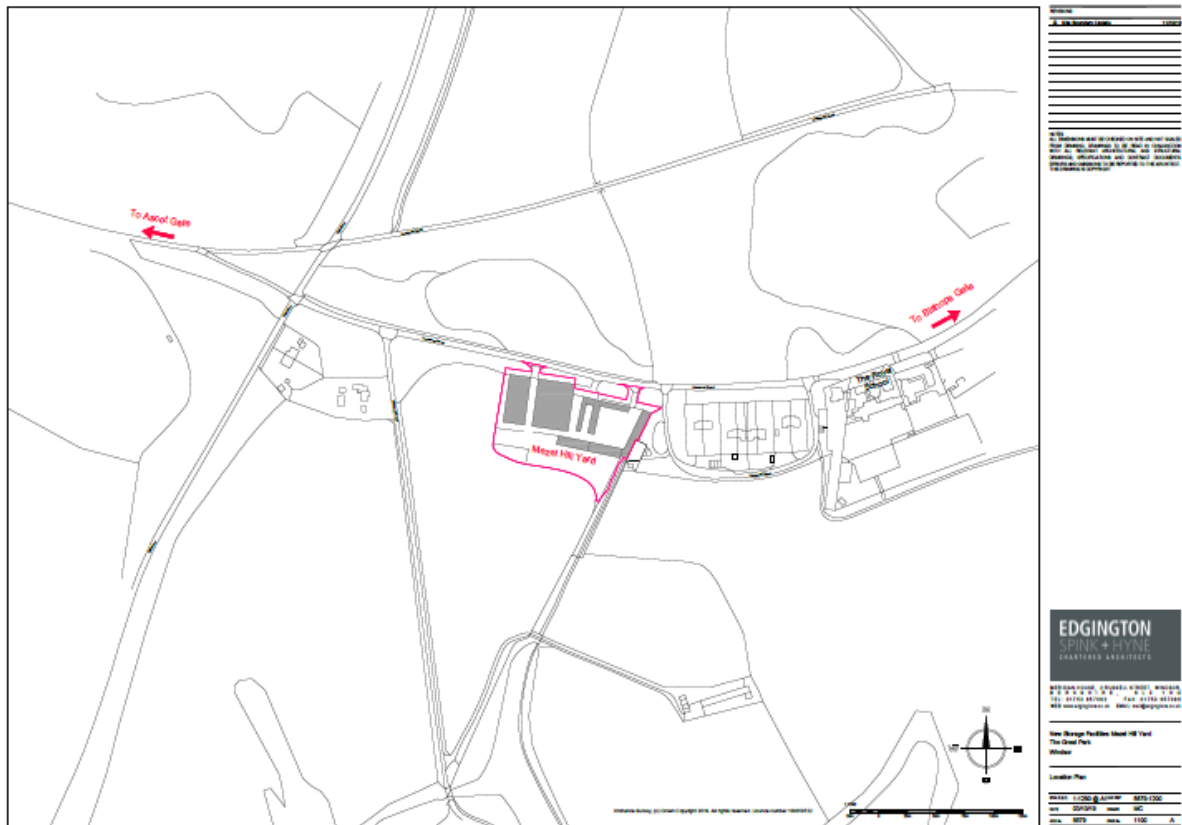
The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.

Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere.

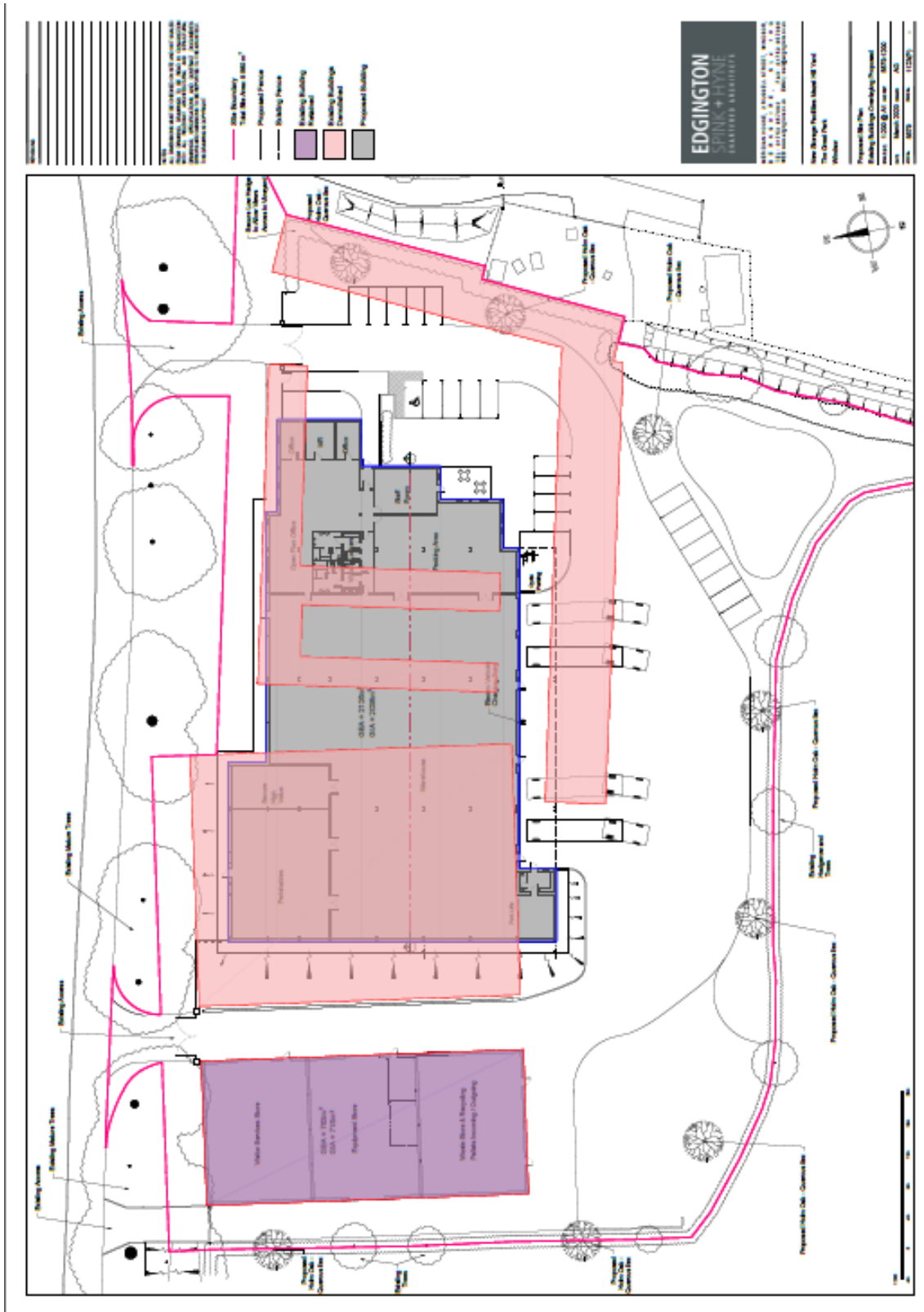
- 12 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

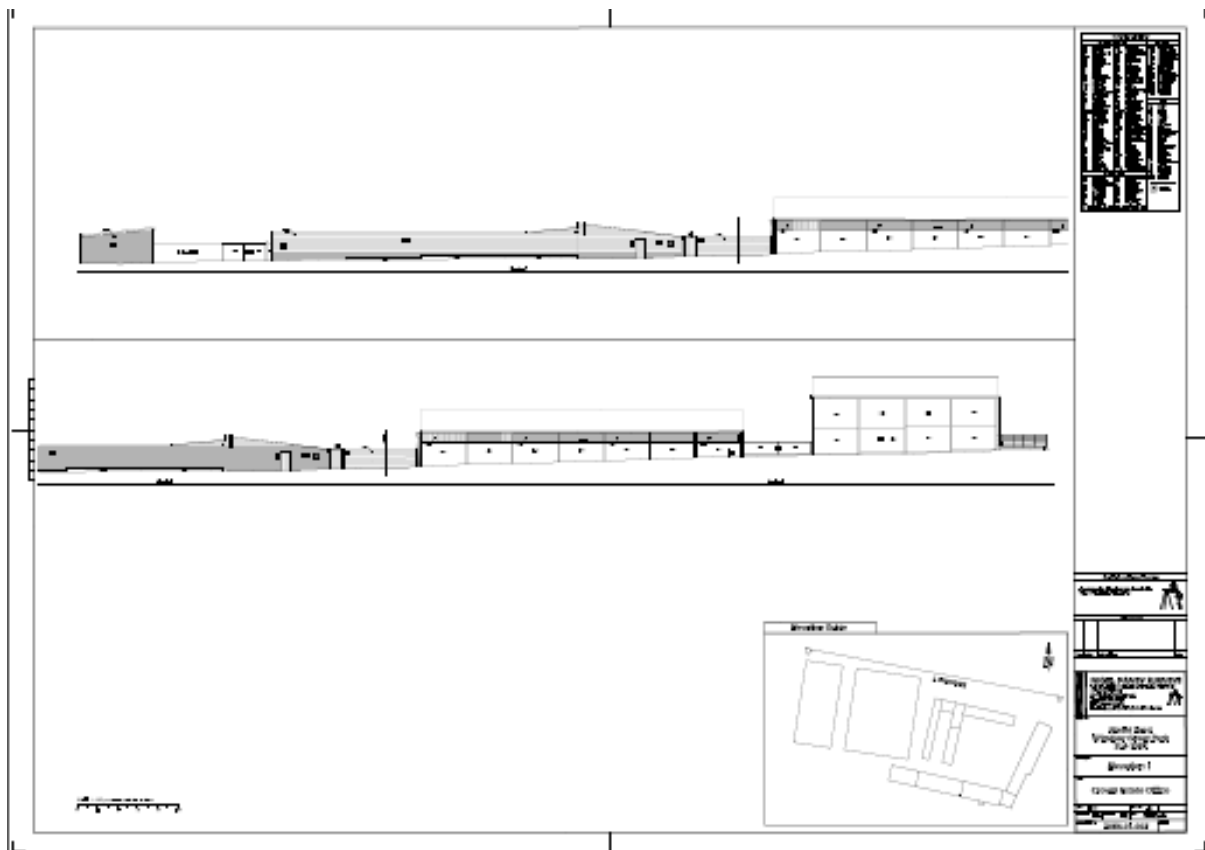
Appendix A Site Location Plan and Ariel View of Site



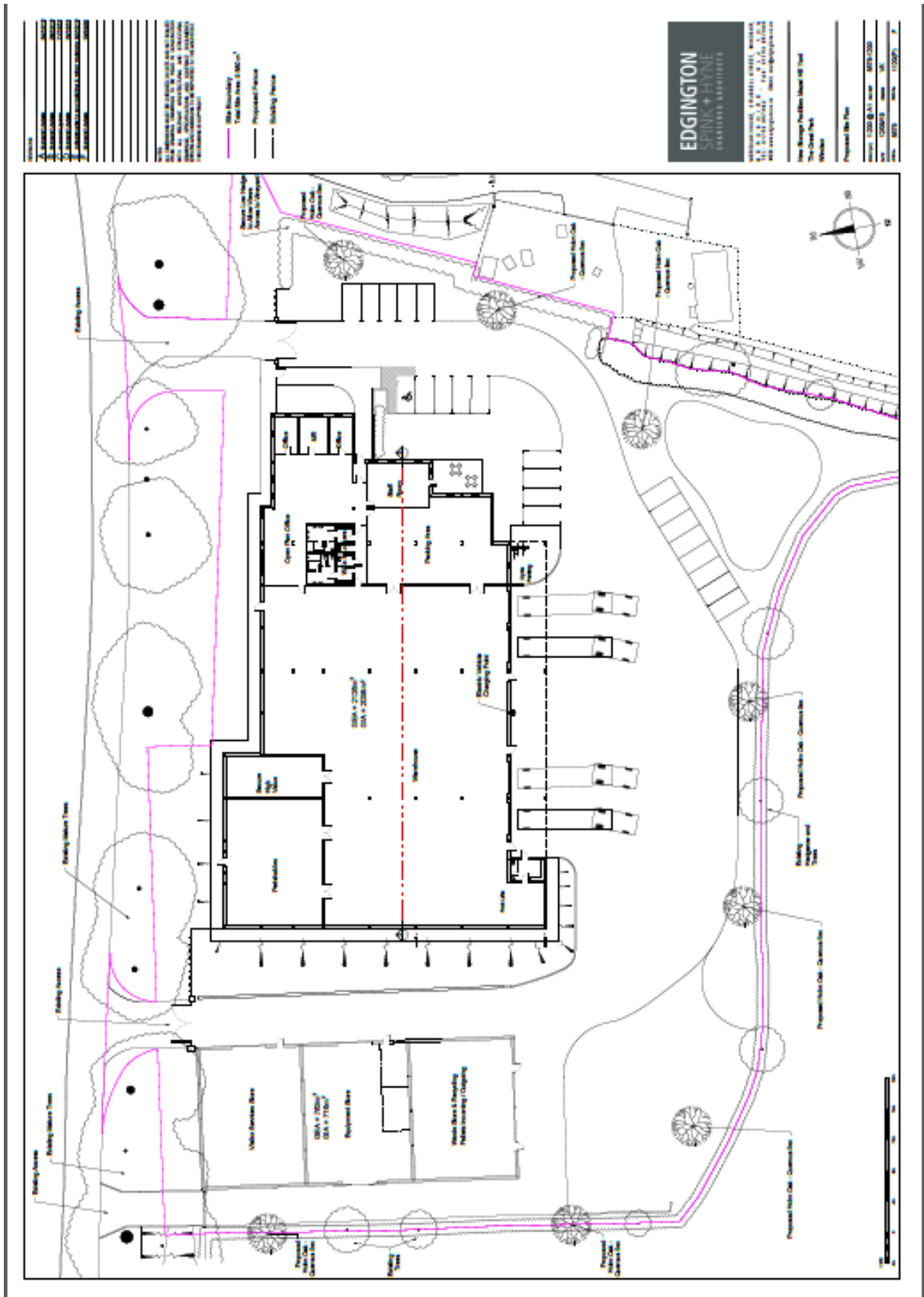
Appendix B Existing and Proposed Site Plan and Existing Elevations



Existing Elevations



Appendix C Floor Plans



Appendix D – Elevations and Materials



11 MATERIALS

Walls:



Vertical and horizontal treated sawn timber boarding to warehouse and barn

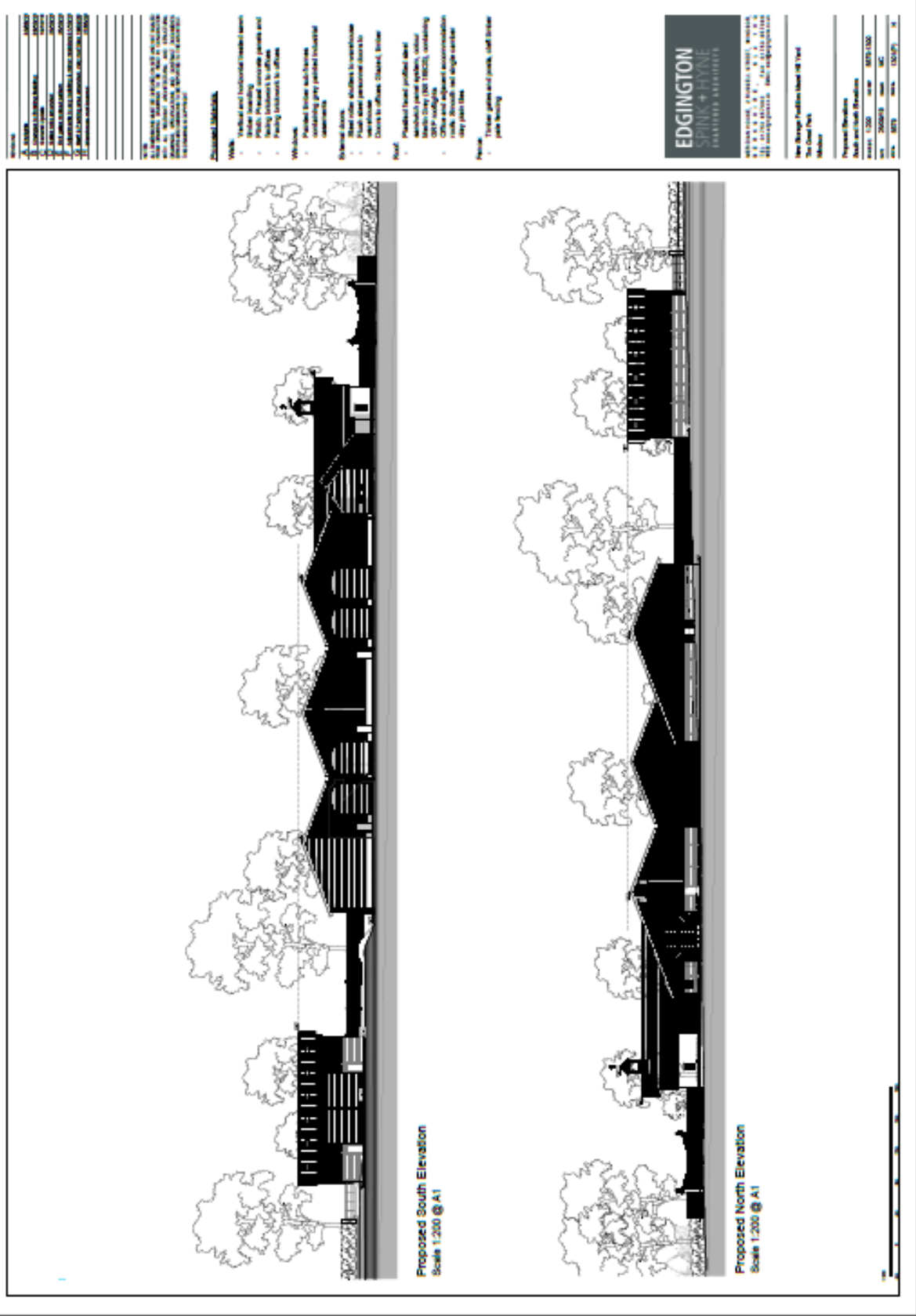


Typical timber cladding details



Typical timber cladding details

Proposed Elevations



Proposed Elevations

NO.	DESCRIPTION	DATE
1.	ISSUED FOR PERMITS	08/20/2024
2.	ISSUED FOR PERMITS	08/20/2024
3.	ISSUED FOR PERMITS	08/20/2024
4.	ISSUED FOR PERMITS	08/20/2024
5.	ISSUED FOR PERMITS	08/20/2024
6.	ISSUED FOR PERMITS	08/20/2024
7.	ISSUED FOR PERMITS	08/20/2024
8.	ISSUED FOR PERMITS	08/20/2024
9.	ISSUED FOR PERMITS	08/20/2024
10.	ISSUED FOR PERMITS	08/20/2024

ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, ASHRAE, AND OTHER APPLICABLE STANDARDS. ANY CHANGES SHALL BE INDICATED BY A REVISION TABLE.

GENERAL NOTES:

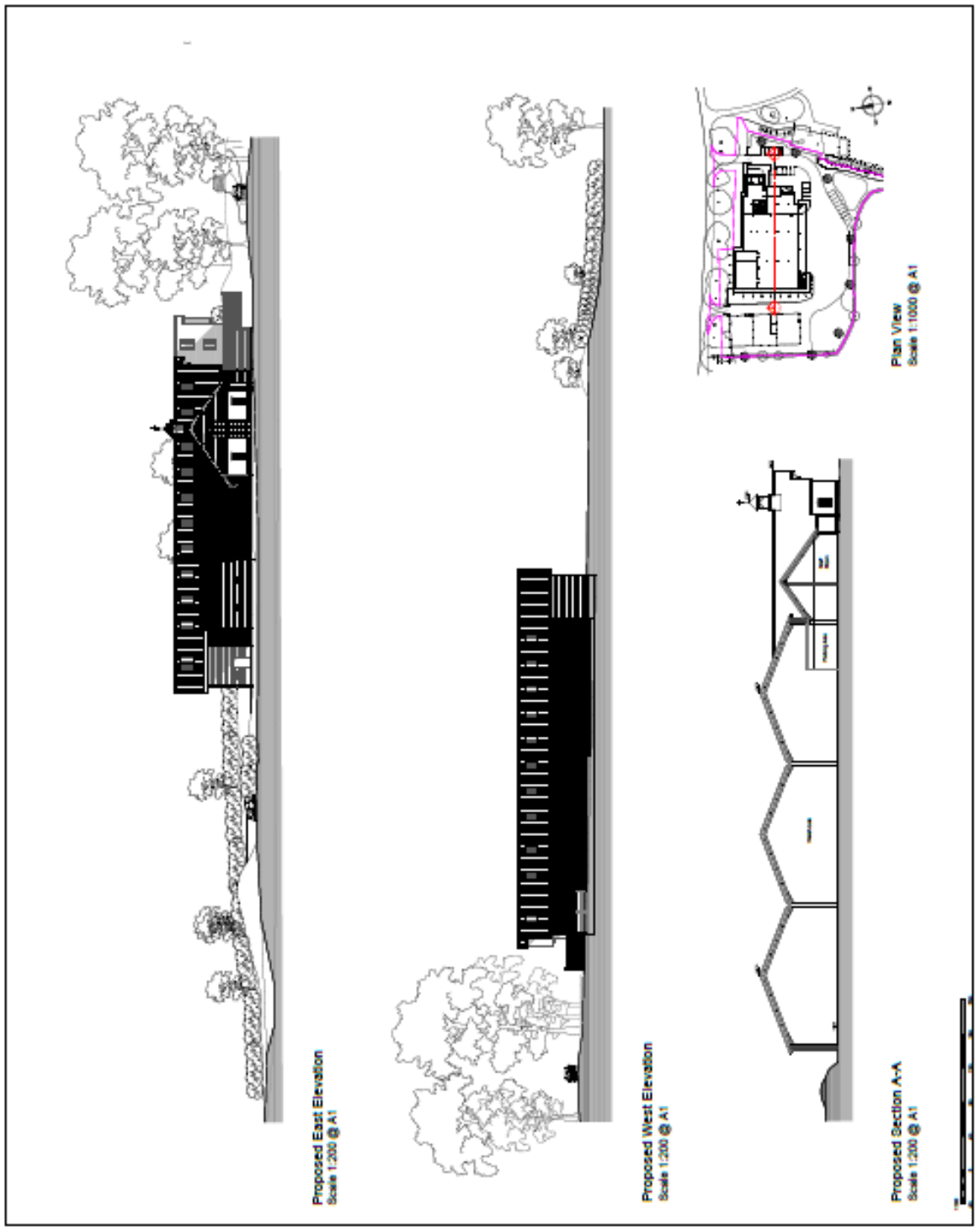
- 1. Vertical and horizontal hatched areas indicate hatching for materials and finishes.
- 2. Hatching for materials and finishes shall be in accordance with the current edition of the AIA, ASHRAE, and other applicable standards.
- 3. Hatching for materials and finishes shall be in accordance with the current edition of the AIA, ASHRAE, and other applicable standards.
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- 10. Hatching for materials and finishes shall be in accordance with the current edition of the AIA, ASHRAE, and other applicable standards.

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Prepared Date: 08/20/2024
Scale: 1/200
Sheet: 001
Project: 24-001



NO. 1	DATE	BY
1	10/15/2014	EDGINGTON
2	10/15/2014	EDGINGTON
3	10/15/2014	EDGINGTON
4	10/15/2014	EDGINGTON
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6	10/15/2014	EDGINGTON
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20	10/15/2014	EDGINGTON

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 UNLESS OTHERWISE SPECIFIED
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 ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE SPECIFIED

CONCRETE
 - Footing
 - Foundation
 - Slab
 - Wall
 - Column

STEEL
 - Deck
 - Joist
 - Beam
 - Column
 - Truss
 - Purlin

WOOD
 - Deck
 - Joist
 - Beam
 - Column
 - Truss
 - Purlin

ROOF
 - Asphalt/Flt Shingles
 - Gypsum Board
 - Insulation
 - Membrane
 - Metal Decking

Proposed North Elevation
Scale 1:200 @ A1

Proposed South Elevation
Scale 1:200 @ A1

Proposed East Elevation
Scale 1:200 @ A1

Proposed West Elevation
Scale 1:200 @ A1

Proposed Roof Plan
Scale 1:200 @ A1

Proposed Plan
Scale 1:200 @ A1

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Project: **Chapin's Building Renovation**
 Location: **Lincoln, NE**
 Date: **10/15/2014**
 Scale: **1:200**
 Sheet: **01-01**
 Total: **01-03**

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Appeal Decision Report

26 February 2020 - 8 June 2020

Appeal Ref.: 19/60083/REF **Planning Ref.:** 18/02068/CLD **Plns Ref.:** APP/T0355/X/18/3211902

Appellant: Mr Shehzad Satter **c/o Agent:** Mr Julian Castle 28 Dukes Close Shabbington HP18 9HW

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

Description: Certificate of lawfulness to determine whether the two existing single storey rear extensions and a rear patio (300mm above existing ground level) are lawful.

Location: **4A Horton Road Datchet Slough SL3 9ER**

Appeal Decision: Allowed **Decision Date:** 4 March 2020

Main Issue: The inspector concluded that a 10cm gap is sufficient in this case to avoid the Kitchen Extension and the Dining Room Extension being seen as one extension. Accordingly, he considered the Kitchen Extension, the Dining Room Extension and the rear patio to be permitted development pursuant to Class A, Part 1, Schedule 2 and Article 3 of the Order.

Appeal Ref.: 19/60085/REF **Planning Ref.:** 19/01214/FULL **Plns Ref.:** APP/T0355/W/19/3235507

Appellant: Mr And Mrs Lawrence **c/o Agent:** Mr Andrew Black Andrew Black Consulting 17 Egerton Road New Malden KT3 4AP

Decision Type: Committee **Officer Recommendation:** Refuse

Description: Replacement dwelling.

Location: **Orchard Cottage 61 Horton Road Datchet Slough SL3 9HD**

Appeal Decision: Dismissed **Decision Date:** 27 March 2020

Main Issue: The proposal would have a negative effect upon the setting of the listed building. The harm would be less than substantial, in the terms of the Framework. Though it is noted that the works would only impact the setting of the listed building and no works are proposed to the listed building itself it attracts significant weight having regard to the statutory duty to protect listed buildings under section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Limited public benefits have been identified and the replacement of a dwelling that has fallen into disrepair and removal of invasive species would not outweigh the harm to the setting of the listed building. As such, the proposal would be contrary to Policy LB2, DG1 and H10 of the LP and policy SP3 of the BLPSV. The proposal would also be contrary to the section 16 of The National Planning Policy Framework. The proposal would harm the future viability of a veteran Oak tree that is protected by a TPO and to this would carry great weight. The proposal is contrary to the relevant policies of the development plan in respect of all of those matters. Therefore, the proposed development would be contrary to Policy N6 and DG1 of the LP and Policy NR2 of the BLPSV, albeit the Inspector can only afford Policy NR2 limited weight in light of the identified circumstances around the BLPSV.

Appeal Ref.: 19/60087/REF **Planning Ref.:** 18/01033/PDXL **Plns Ref.:** APP/T0355/W/18/3206938

Appellant: Mr Shehzad Sattar **c/o Agent:** Mr Julian Castle 28 Dukes Close Shabbington Aylesbury Bucks HP18 9HW

Decision Type: Delegated **Officer Recommendation:** Prior Approval Required and Refused

Description: Single storey rear extension no greater than 5.34m in depth, 3m high with an eaves height of 2.4m.

Location: **4A Horton Road Datchet Slough SL3 9ER**

Appeal Decision: Dismissed **Decision Date:** 4 March 2020

Main Issue: The inspector concluded that the appellant could not benefit from the permitted development rights to extend his dwelling-house in the way proposed by the prior approval application and appeal, because the application was made after the development had begun.

Appeal Ref.: 19/60108/REF **Planning Ref.:** 19/01376/FULL **Plns Ref.:** APP/T0355/W/19/3236926

Appellant: Mr Amir Mohazab **c/o Agent:** Mr Martin Gainie Just Planning Suite 45 4 Spring Bridge Road London W5 2AA

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

Description: Construction of a four bedroom dwelling with altered vehicular access following the demolition of the existing dwelling and garage.

Location: **46 Twynham Road Maidenhead SL6 5AS**

Appeal Decision: Dismissed **Decision Date:** 20 March 2020

Main Issue: 'The Inspector considered that the proposal would appear incongruous within the streetscene and would fail to respect the character and appearance of the area. There would be conflict with Policies DG1 and H11 of The Royal Borough of Windsor and Maidenhead Local Plan. The Inspector also considered that the proposal failed to demonstrate that the works could be carried out without causing harm to the nearby tree, which is considered to make an important contribution to the character of the area.'

Appeal Ref.: 19/60110/REF **Planning Ref.:** 19/00197/VAR **Plns Ref.:** APP/T0355/W/19/3233111

Appellant: Kebbell Homes Ltd **c/o Agent:** Mr Patrick Barry Nova Planning Limited Regus Building 1000 Lakeside North Harbour Western Road Portsmouth PO6 3EZ

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

Description: Variation of Condition 15 (under Section 73A) to 17/01066/VAR to substitute the approved plans for the amended plans for the redevelopment of site to provide 6 x 3 bedroom apartments under planning permission 15/03090/FULL (allowed on appeal).

Location: **Former The Little House Charters Road Sunningdale Ascot SL5 9QF**

Appeal Decision: Dismissed **Decision Date:** 16 March 2020

Main Issue: The inspector considered that the proposed development would result in a cramped development, harmful to the character and appearance of the area, including a harmful effect on trees. As such the proposal would be contrary to 'saved' policies DG1, H10, H11, and N6 of the Local Plan policies NP/DG1, P/DG2, NP/DG3, and NP/EN2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan, and paragraph 130 of the National Planning Policy Framework.

Appeal Ref.: 19/60112/REF **Planning Ref.:** 18/03705/CONDI **Plns Ref.:** APP/T0355/W/19/
T 3235884

Appellant: Pipeline Worldwide SA. **c/o Agent:** Mr Douglas Bond Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

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

Description: Details required by condition 4 (finished slab and floor levels) 5 (tree protection) 6 (retaining wall) 7 (siting and design of means of enclosure) 8 (underground utilities) 9 (hard and soft landscaping) 10 (construction environmental management plan) 12 (sustainability measures) 13 (water butt) 15 (fixed and obscure windows) 16 (construction management plan) 19 (porous hard surface) 20 (rooflights) of planning permission 16/03736/VAR as approved under (15/02893/FULL) for construction of 2 detached dwellings following demolition of existing dwelling and outbuildings

Location: **Former Missanda Wells Lane Ascot SL5 7DY**

Appeal Decision: Allowed **Decision Date:** 26 February 2020

Appeal Ref.: 19/60113/REF **Planning Ref.:** 18/03634/CONDI **Plns Ref.:** APP/T0355/W/19/
T 3235880

Appellant: Pipeline Worldwide SA **c/o Agent:** Mr D Bond Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

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

Description: Details required by condition 2 (SANG and SAMM) 3 (external materials) of planning permission 15/02893 for the construction of 2 detached dwellings following demolition of existing dwelling and outbuildings

Location: **Former Missanda Wells Lane Ascot SL5 7DY**

Appeal Decision: Allowed **Decision Date:** 26 February 2020

Appeal Ref.: 19/60118/REF **Planning Ref.:** 18/03524/FULL **Plns Ref.:** APP/T0355/W/19/
3238418

Appellant: Mr Derek Lamb **c/o Agent:** Mr Christian Leigh Leigh & Glennie Ltd 6 All Souls Road Ascot SL5 9EA

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

Description: Detached 4 bedroom dwelling

Location: **Land Adjacent Cherry Tree Cottage Bedford Lane Sunningdale Ascot**

Appeal Decision: Allowed **Decision Date:** 16 March 2020

Main Issue: The inspector considers that the development would represent limited infilling in accordance with paragraph 145e of the Framework, saved policies GB1, GB2 and GB3 of the Local Plan and policies SP1 and QP1 of the emerging BLP. The inspector considers that the loss of the protected Oak Tree (no 542) would only cause moderate harm and that incursions into the root protection areas of other protected trees would likely only have a marginal effect. The inspector considers that the living conditions of future occupiers would not be demonstrably harmed by overshadowing from retained trees. with regards to the impact on the Thames Basin Heaths Special Protection Area, the inspector considers that the necessary mitigation to offset the identified impact has been provided and the proposal would not therefore have a significant effect, either alone or in combination with other development.

Appeal Ref.: 19/60120/ENF **Enforcement Ref.:** 17/50230/ENF **Plns Ref.:** APP/T0355/C/19/3234518

Appellant: Dajinder Pal Singh Goraya **c/o Agent:** Mr Syed Naqvi DOTS Architectural Services Ltd 45 New Road Uxbridge UB8 3DY

Decision Type: **Officer Recommendation:**

Description: Appeal against the Enforcement notice: Without planning permission, the erection of a single storey rear extension and attached lean to.

Location: **91 Kentons Lane Windsor SL4 4JH**

Appeal Decision: Dismissed **Decision Date:** 16 March 2020

Main Issue: Ground C appeal lodged - No breach of planning control has occurred. The Planning Inspectorate disagreed with the assessment, stating that: a) no permission had been granted for the built development and b) the development does not constitute permitted development.

Appeal Ref.: 19/60121/ENF **Enforcement Ref.:** 18/50263/ENF **Plns Ref.:** APP/T0355/C/19/3234923

Appellant: Mr Mohammed Shafiq Khan 45 Summerleaze Road Maidenhead SL6 8EW

Decision Type: **Officer Recommendation:**

Description: Appeal against the Enforcement notice: Without planning permission, the erection of a two storey rear extension.

Location: **45 Summerleaze Road Maidenhead SL6 8EW**

Appeal Decision: Dismissed **Decision Date:** 16 March 2020

Main Issue: Ground (a) DISMISSED Because of its height, rearward extent and closeness to the site boundary, the enlarged house at the appeal site with its unauthorised first floor extension creates an enclosing, "blinkering" effect on the outlook from the nearby ground and first floor windows at number 43, and reduces the incidence of natural light to parts of that property which appear to be habitable rooms. The fact that the rear of these dwellings faces north means that their living environment will be particularly sensitive to loss of light and outlook, and the more confined outlook which has been caused by the two-storey extension at number 45 will have made number 43 a less pleasant place to live. Ground (f) DISMISSED The development is unauthorised, and the steps specified as requirements in the enforcement notice (which allows two alternatives) are not excessive. Lesser steps would not put right what has been done wrong. Therefore ground (f) of the appeal fails. Cost Claim- DISMISSED With regard to the planning permission arguments under ground (a), there has not been any material change of circumstances since the previous appeal decision, and no good reason has been put forward to reach a finding inconsistent with the finding of the previous Inspector. On ground (f), no specific substitute steps or alternative requirements have been suggested as a way of remedying the breach of planning control. In these circumstances Mr Khan can count himself fortunate that the council has not applied for an award of costs against him, the Inspector decided on balance not to instigate a costs award.

Appeal Ref.: 19/60123/REF **Planning Ref.:** 19/01550/FULL **Plns Ref.:** APP/T0355/D/19/3240880

Appellant: Mr Lee Hall Glebe Cottage Waltham Road White Waltham Maidenhead SL6 3JD

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

Description: Fence to front boundary of property (Retrospective)

Location: **Glebe Cottage Waltham Road White Waltham Maidenhead SL6 3JD**

Appeal Decision: Dismissed **Decision Date:** 31 March 2020

Main Issue: The proposed fence is a replacement building that is in the same use as the previous building but is materially larger than the one it replaces. Consequently, the development does not qualify as one of the exceptions under Paragraph 145 of the Framework and is by virtue inappropriate development in the Green Belt. The development comprises inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. There would be conflict with Policies GB1 and GB2 of the Local Plan.

Appeal Ref.: 19/60126/REF **Planning Ref.:** 19/01312/CPD **Plns Ref.:** APP/T0355/X/19/3237532

Appellant: Mr And Mr Wheeler And Palmer **c/o Agent:** Mr Richard Cosker RCC Town Planning Consultancy Sandcliffe House Northgate Street Devizes Wiltshire SN10 1JT

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

Description: Certificate of Lawful Use (existing) for the permanent stationing of a mobile log home for use as a residential annexe.

Location: **Bridge Cottage Bisham Road Bisham Marlow SL7 1RP**

Appeal Decision: Allowed **Decision Date:** 17 April 2020

Appeal Ref.: 19/60127/REF **Planning Ref.:** 19/01502/FULL **Plns Ref.:** APP/T0355/W/19/3240867

Appellant: Mr S Ali **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 16 Woodlands Business Park Woodlands Park Avenue Maidenhead Berkshire SL6 3UA

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

Description: New four bedroom detached dwelling.

Location: **Land Adjacent To 65 Treesmill Drive Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 25 March 2020

Appeal Ref.: 19/60128/REF **Planning Ref.:** 19/01025/FULL **Plns Ref.:** APP/T0355/W/19/3241519

Appellant: Golddust Limited **c/o Agent:** Ms Nicola Broderick NMB Planning Ltd 10 Church Road Alderton Tewkesbury GL20 8NR

Decision Type: Committee **Officer Recommendation:** Refuse

Description: Proposed barrel roof with 3no. dormers to provide additional 1no. flat following demolition of plant room

Location: **114 - 116 St Leonards Road Windsor**

Appeal Decision: Dismissed **Decision Date:** 1 April 2020

Main Issue: The Inspector considered that there would be a substantial height increase above the height of adjacent Victorian properties, such that the extension would appear visually prominent and overly dominant. The extension would be incongruous with the design of existing nearby buildings and harmful to the character of the area. The adverse impact of the proposed development on the character and appearance of the area significantly and demonstrably outweighs any limited benefit of providing a single dwelling.

Appeal Ref.: 20/60001/REF **Planning Ref.:** 19/00661/VAR **Plns Ref.:** APP/T0355/W/19/3241132

Appellant: Mr & Mrs P Vogel **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

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

Description: Variation (under Section 73) of planning permission (00/80333) without complying with Condition (9) (Removal of PD rights, class A,B and E).

Location: **White Bungalow Titness Park London Road Sunninghill Ascot**

Appeal Decision: Allowed **Decision Date:** 26 March 2020

Main Issue: In the absence of case specific evidence to suggest that the 2001 development would not have been supported without removal of some of the GPDO rights, the necessary justification required to remove those rights, did not and does not exist to make it acceptable in planning terms. Such an approach fails to comply with the current policy as set out in paragraph 53 of the Framework. 14. Within that context, and notwithstanding that the specifically referenced aspects of permitted development rights removed under Condition 9 were types of development with most potential to affect the openness of the Green Belt. The Inspector concluded that the required justification for the removal of the permitted development rights does not exist and therefore the condition is unreasonable and unnecessary. It therefore fails the tests as set out in Paragraph 55 of the Framework

Appeal Ref.: 20/60003/REF **Planning Ref.:** 19/01933/FULL **Plns Ref.:** APP/T0355/D/19/3240841

Appellant: Mr Sanjeet And Raminder Gill **c/o Agent:** Mr Harjinder Singh Juttland Surveyors Ltd 375 Hanworth Road Hounslow TW4 5LF

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

Description: Single storey side/rear extension, following demolition of the existing conservatory.

Location: **15 Fairfield Approach Wraysbury Staines TW19 5DP**

Appeal Decision: Dismissed **Decision Date:** 26 February 2020

Main Issue: It has not been satisfactorily demonstrated that the proposed development would not increase the risk of flooding elsewhere. Hence, the proposal would not accord with Policy F1 of the LP and paragraphs 163 and 164 of the Framework.

Appeal Ref.: 20/60006/REF **Planning Ref.:** 19/01496/FULL **Plns Ref.:** APP/T0355/D/19/3239368
Appellant: Mr And Mrs Bolland Briar House Carbery Lane Ascot SL5 7EJ
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: New detached double garage with first floor accommodation.
Location: **Briar House Carbery Lane Ascot SL5 7EJ**
Appeal Decision: Dismissed **Decision Date:** 10 March 2020

Main Issue: The Inspector carried out a site visit and agreed on the previous three reasons for refusal as follows: on the TPO tree; on the character and appearance of the area, having regard to its scale and design, and on the living conditions of neighbouring residents. The application seeks to create a new detached double garage with first floor accommodation. The building would cause harm to the character and appearance of the area through excessive scale, bulky design and having a high potential to adversely affect a protected tree. It would therefore conflict with saved Policies DG1, H14 and N6 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted in June 2003) (LP) and Policies EN2 and DG3 of the Ascot, Sunninghill & Sunningdale Neighbourhood Plan (2014) as they relate to securing high quality design of development and preserves the health of existing trees of amenity value and so contribute to the character and appearance of the locality.

Appeal Ref.: 20/60007/REF **Planning Ref.:** 19/01579/FULL **Plns Ref.:** APP/T0355/D/19/3239932
Appellant: Mr Kohler **c/o Agent:** Mr Nick Griffin Inception Planning Limited Quatro House Lyon Way Camberley GU16 7ER
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Single storey side/rear extension.
Location: **Wellington House Rise Road Ascot SL5 0AT**
Appeal Decision: Dismissed **Decision Date:** 10 March 2020

Main Issue: The Inspector concludes that insufficient evidence is provided to demonstrate that the extension would not cause harm to the health and longevity of the protected tree and subsequently protect the character and appearance of the area. The proposal therefore conflicts with saved Policies DG1 and N6 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted in June 2003) and Policies EN2 and DG3 of the Ascot, Sunninghill & Sunningdale Neighbourhood Plan (2014) as they relate to preserving the health of existing trees of amenity value and so protects their contribution to the character and appearance of the locality.

Appeal Ref.: 20/60008/REF **Planning Ref.:** 19/02293/FULL **Plns Ref.:** APP/T0355/D/19/3242452

Appellant: Mr And Mrs D And T Page **c/o Agent:** Mr Martin Gaine Just Planning Suite 45 4 Spring Bridge Road London W5 2AA

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

Description: Garage conversion, side extension with front and rear dormers, first floor side extension, single storey rear extension and alterations to fenestration, following demolition of the existing rear conservatory

Location: **15 Holmes Close Ascot SL5 9TJ**

Appeal Decision: Allowed **Decision Date:** 13 March 2020

Main Issue: The Inspector concluded that the appeal scheme would not harm the character and appearance of the area. It would accord with Policies N6, DG1 and H14 of the R.B.W.M Local Plan and Policies DG2, DG3 and EN2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011 - 2026. These in part, seek to retain mature or important trees with landscape features an integral part of development and ensure schemes respect the character and appearance of the streetscene, surrounding area and established features.

Appeal Ref.: 20/60014/REF **Planning Ref.:** 19/02844/FULL **Plns Ref.:** APP/T0355/D/20/3245285
Appellant: Mr And Mrs Hall **c/o Agent:** Mr Richard Simpson RJS Planning 132 Brunswick Road London W5 1AW
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Raising of the ridge, x2 front rooflights and x1 rear L-shaped dormer.
Location: **23 Arthur Road Windsor SL4 1RS**
Appeal Decision: Allowed **Decision Date:** 3 March 2020

Main Issue: The main issue is the effect of the proposal on the character and appearance of the host building and the surrounding area. The ridge is interrupted by parapet details, and large chimneys. This provides some mitigation for the proposal to raise and set back the ridge. Furthermore, the proposal maintains the existing roof slope and utilises matching materials helping it to assimilate with the context. Moreover, the proposal would be seen in the context of similar development that has already occurred along the terrace including at 27 Arthur Road. The box dormer may also be evident from the front. However, it would not be prominent and again, seen in the context of examples which already exist, for example at no 29. The rear of the terrace is characterised in part by a wide array of highly visible alterations and extensions. These include box dormers of various shapes and sizes, including ones very similar to the proposal. The development would be seen in the context of other examples of comparable roof extensions in terms of its form and mass. These now form a part of the character within this part of the Victorian and Edwardian Suburbs Townscape Assessment Area. The proposal would be less prominent than many of these examples given its location to the east of the car park and the screening provided by the intervening trees. Additionally, the use of dark, recessive and matching roof slates would help the proposal to assimilate with its context. Whilst the proposed windows would only partially align with the existing fenestration below, of itself, this causes no significant harm. The Council highlight that several examples of similar development to the terrace were approved by committee against the recommendations of its professional planning officers. Nonetheless, save for one example, the evidence indicates that they are lawful. Having assessed this case on its own merits, noting no identical development within the terrace, and recent refusals of similar schemes by the Council. However, the context is a significant consideration. Furthermore, with regard to the guidance within the Council's Guidance Note 1 House Extensions, dated July 1992. Whilst noting conflict with this advice, it is considered that this is outweighed by the context provided by other existing roof alterations and extensions. Finally, the Council state that the host building is one of five uniform properties at the end of the row. However, the appeal site is not seen in this isolated context, but as part of the wider row. Furthermore, no 27 is part of this group and, as noted above, it has been extended similarly to the proposal. The proposal would not cause harm to the character and appearance of the host building or the surrounding area. As such, the proposal would not conflict with 'saved' Policies DG1 and H14 of The Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted in June 2003), or Section 12 of the National Planning Policy Framework. The aims of these policies include the provision of development that is sympathetic to local character and appearance.

Appeal Ref.: 20/60016/REF **Planning Ref.:** 19/01552/FULL **Plns Ref.:** APP/T0355/W/20/3245020

Appellant: Mr Z Waraich **c/o Agent:** Mr Jake Collinge Jake Collinge Planning Consultancy 5 Buttermarket Thame Oxon OX9 3EW

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

Description: Construction of x4 dwellings with associated parking, following demolition of the existing dwellings.

Location: **34 - 36 Laggan Road Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 26 May 2020

Main Issue: The Inspector concluded that it had not been demonstrated that the proposed development would provide a suitable location for housing with regard to flood risk. They considered that the proposal would therefore conflict with saved Policy F1 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations) 2003 (LP) which requires that new development demonstrates that the number of people or properties at risk from flooding would not be increased. The Inspector also considered that the development would be conflict with the requirements of the Framework which seeks to avoid inappropriate development in areas at risk of flooding by directing development away from those areas at highest risk.

Appeal Ref.: 20/60017/REF **Planning Ref.:** 19/02223/FULL **Plns Ref.:** APP/T0355/D/20/3244196

Appellant: Mr Atwal **c/o Agent:** Miss Emma Burns EJB Planning 24 Pinders Farm Drive Warrington WA1 2GF

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

Description: New front porch, part single, part two storey and part first floor side/rear extension.

Location: **148 London Road Datchet Slough SL3 9LH**

Appeal Decision: Allowed **Decision Date:** 28 April 2020

Main Issue: The development accords with Section 12 of the National Planning Policy Framework, 2019 which seeks to ensure well designed places and Saved Policy DG1 of the Royal Borough of Windsor and Maidenhead Local Plan, 2003 (Local Plan) which amongst other things seeks to achieve high quality design, improving the character and quality of the area. Whilst the development does not strictly comply with the 1 metre gap requirement set out in Saved Local Plan Policy H14, as no harm would arise in this regard in terms of terracing, The Inspector finds no conflict with the development plan read a whole.

Appeal Ref.: 20/60018/REF **Planning Ref.:** 19/02725/FULL **Plns Ref.:** APP/T0355/D/20/3244649

Appellant: Mr H Rashid **c/o Agent:** Mr Hayden Cooper HAC Designs 56 Shepherds Lane Caversham Reading RG4 7JL

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

Description: Proposed front porch, two storey side/rear extension including rear balcony and 3no. rear roof lights to facilitate loft conversion.

Location: **1 Chatsworth Close Maidenhead SL6 4RD**

Appeal Decision: Dismissed **Decision Date:** 7 April 2020

Main Issue: The Inspector found that the development would create significant harm to the character and appearance of the area and would be likely to harm the street trees.

Appeal Ref.: 20/60020/REF **Planning Ref.:** 19/02728/FULL **Plns Ref.:** APP/T0355/D/20/3244412

Appellant: Mrs Nicholls 3 Stewart Close Fifield Maidenhead SL6 2PD

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

Description: Proposed single storey side extension and alterations to fenestration.

Location: **3 Stewart Close Fifield Maidenhead SL6 2PD**

Appeal Decision: Dismissed **Decision Date:** 30 April 2020

Main Issue: The appeal proposal would be inappropriate development and lead to a moderate loss of openness to the Green Belt. The Inspector concluded that the very special circumstances necessary to justify the development do not exist, and that the development would conflict with the requirements of the Local Plan Policies GB1 and GB4.

Appeal Ref.: 20/60023/REF **Planning Ref.:** 19/01453/FULL **Plns Ref.:** APP/T0355/D/20/3245975
Appellant: Mrs Joit Uppal **c/o Agent:** Mr Robin Bretherick Robin Bretherick Associates Woodbank The Ridgeway Chalfont St Peter Gerrards Cross Bucks SL9 8NP
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Single storey rear extension.
Location: **Santana 54 Llanvair Drive Ascot SL5 9LN**
Appeal Decision: Allowed **Decision Date:** 2 April 2020

Main Issue: 'The proposed extension would be located adjacent to two protected Scots Pine trees (T28 and T29) immediately to the east of the site. The protected trees are identified in the appellant's submitted arboricultural assessment as of a low quality where retention is recommended mainly due to their arboricultural value (Category C1)2. However, the Council's Tree Team assessed these trees to be of a high/moderate arboricultural quality (Categories A/B), where retention is of a high priority, due to their landscape qualities (Category 2)3. From the site visit, these established trees individually and as part of the adjoining group of trees, make a contribution to the visual amenity and the sylvan character and appearance of the area. The Council's concerns relate to the impact of the proposed extension within the Root Protection Area (RPA) of the Protected Trees, in combination with previous buildings work on the site. British Standard Trees in Relation to Design, Demolition and Construction - Recommendations (BS5837:2012) requires an assessment of the likely long term implications of the scheme for the trees. The Standard is a significant material consideration. The Council's concerns are noted regarding the cumulative impact of the development on the site, based on the evidence before the Inspector, the proposed extension would be located in a relatively small area of the RPA for the protected trees. It was observed during the site visit that the area within the RPA is already largely covered by an existing paved area with a low retaining wall and the small plant room. The submitted cross-sectional plans (Sections C-C and EE) on Drawing no. 1117-01/313 Rev. A illustrate that the foundations and groundwork for the proposed extension would have little or no greater impact than those associated with the plant room and existing structures within the RPA of the protected trees on the site. Therefore, the Inspector concluded based on the evidence before him, given the modest scale, layout and design of the proposed extension, it is considered that the proposal would result in minimal additional disturbance within the RPA and impact on the long term health and stability of the protected trees, subject to the proposed tree mitigation measures outlined in the appellant's submitted arboricultural assessment in this particular case. Consequently, the proposed development would adequately secure the protection of the important protected Scots Pine trees (T28 and T29) which contribute to the character and appearance of the area. This would be consistent with Policies N6 and DG1 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating Alterations Adopted 2003) and Policy NP/EN2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2014. These policies, amongst other things, seek a balanced approach to ensure that development proposals protect and retain important trees and features which contribute to the character of the surrounding area and carry out any protection measures considered necessary to protect trees during building operations. Having regard to the National Planning Policy Framework, and in particular paragraph 55, it has considered the conditions suggested by the Council. In addition to the standard time limit condition, the approved plans are specified as this provides certainty. In order to protect the character and appearance of the area, conditions requiring that the external surfaces of the development match those of the existing property and details of the hard and soft landscaping works will be imposed. In addition, a condition relating to the protection of the existing trees is necessary in accordance with the recommendations of the appellant's submitted arboricultural assessment in order to ensure their survival and to protect the visual amenity of the trees.



Planning Appeals Received

4 March 2020 - 8 June 2020

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: Sunninghill And Ascot Parish
Appeal Ref.: 20/60023/REF **Planning Ref.:** 19/01453/FULL **Plns Ref.:** APP/T0355/D/20/3245975
Date Received: 9 March 2020 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Single storey rear extension.
Location: **Santana 54 Llanvair Drive Ascot SL5 9LN**
Appellant: Mrs Joit Uppal **c/o Agent:** Mr Robin Bretherick Robin Bretherick Associates Woodbank The Ridgeway Chalfont St Peter Gerrards Cross Bucks SL9 8NP

Ward:
Parish: Eton Town Council
Appeal Ref.: 20/60024/REF **Planning Ref.:** 19/01569/FULL **Plns Ref.:** APP/T0355/W/20/3246710
Date Received: 11 March 2020 **Comments Due:** 15 April 2020
Type: Refusal **Appeal Type:** Written Representation
Description: Installation of 2no. GRP chimneys housing 6no. antennas and ancillary works thereto
Location: **Intersystems House 70 Tangier Lane Eton Windsor SL4 6BB**
Appellant: Cornerstone And Telefonica UK Limited **c/o Agent:** Mr Mark Flaherty Waldon Telecom Phoenix House Pryford Road West Byfleet KT14 6RA

Ward:
Parish: Windsor Unparished
Appeal Ref.: 20/60025/REF **Planning Ref.:** 19/02828/FULL **Plns Ref.:** APP/T0355/D/20/3248125
Date Received: 17 April 2020 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Loft conversion through the formation of a rear L shaped roof dormer, and 2no. front roof lights (Retrospective).
Location: **31 Arthur Road Windsor SL4 1RS**
Appellant: Mr Ravi Grewal **c/o Agent:** Miss Michaela Mercer Mercer Planning Consultants Ltd Castle Hill House 12 Castle Hill Windsor Berkshire SL4 1PD

Ward:
Parish: Windsor Unparished
Appeal Ref.: 20/60026/REF **Planning Ref.:** 19/02571/FULL **Plns Ref.:** APP/T0355/D/20/3247618
Date Received: 17 April 2020 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Two storey side extension and widening of the existing vehicular crossover.
Location: **37 Princess Avenue Windsor SL4 3LU**
Appellant: Mr M Purewal **c/o Agent:** Mr Sammy Chan OPS Chartered Surveyors 17 Garvin Avenue Beaconsfield Buckinghamshire HP9 1RD

Ward:
Parish: Horton Parish
Appeal Ref.: 20/60027/REF **Planning Ref.:** 19/03224/FULL **Plns Ref.:** APP/T0355/D/20/3246675
Date Received: 20 April 2020 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Single storey rear extension - part retrospective.
Location: **18 Coppermill Road Wraysbury Staines TW19 5NT**
Appellant: Ms Linda Webb **c/o Agent:** Mr Lloyd Jones LRJ Planning Ltd Pen-y-Rhiw Redbrook Road Newport NP20 5AB

Ward:
Parish: Wraysbury Parish
Appeal Ref.: 20/60028/REF **Planning Ref.:** 19/02460/FULL **Plns Ref.:** APP/T0355/D/20/3246173
Date Received: 20 April 2020 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Replacement carport - retrospective.
Location: **26 Welley Road Wraysbury Staines TW19 5DJ**
Appellant: Mrs Shabana Ahmed **c/o Agent:** Mr Lloyd Jones LRJ Planning Ltd Pen-Y-Rhiw Redbrook Road Newport NP20 5AB

Ward:
Parish: Bray Parish
Appeal Ref.: 20/60029/ENF **Enforcement Ref.:** 17/50006/ENF **Plns Ref.:** APP/T0355/C/19/3224014
Date Received: 27 April 2020 **Comments Due:** 8 June 2020
Type: Enforcement Appeal **Appeal Type:** Hearing
Description: Appeal against the Enforcement Notice: Non-compliance with Condition 1 of planning permission 91/01625/FULL (continued use of riverbank for thirty three residential and leisure boat moorings).
Location: **The Willows Riverside Park Club Maidenhead Road Windsor SL4 5TQ**
Appellant: Haulfryn Group Ltd **c/o Agent:** Miss Amy Cater Tozers LLP North Door Broadwalk House Southernhay West Exeter EX1 1UA

Ward:
Parish: Hurley Parish
Appeal Ref.: 20/60030/REF **Planning Ref.:** 19/01144/FULL **Plns Ref.:** APP/T0355/W/20/3248423
Date Received: 29 April 2020 **Comments Due:** 3 June 2020
Type: Refusal **Appeal Type:** Hearing
Description: Change of use from C1 (Hotel) to C2 (Residential Care Home), together with associated parking, landscaping, provision of amenity space and a rear porch extension (part retrospective).
Location: **Riders Country House Hotel Bath Road Littlewick Green Maidenhead SL6 3QR**
Appellant: Windsor Clinical And Home Care Services Group Ltd **c/o Agent:** Mr Douglas Bond Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

Ward:
Parish: Cox Green Parish
Appeal Ref.: 20/60032/REF **Planning Ref.:** 17/04026/OUT **Plns Ref.:** APP/T0355/W/20/3249119
Date Received: 1 May 2020 **Comments Due:** 30 June 2020

Type: Refusal **Appeal Type:** Public Inquiry
Description: Outline planning permission for the development of 2 new artificial grass hockey pitches, two artificial grass practice areas, a new pavilion building for shared use by the hockey club and school together with an artificial grass rugby pitch together with associated other recreation grass pitches
Location: **Ridgeway The Thicket Cannon Lane Maidenhead SL6 3QE**
Appellant: Claires Court Schools Ltd **c/o Agent:** Mr Andrew Black Andrew Black Consulting 17 Egerton Road New Malden KT3 4AP

Ward:
Parish: Cox Green Parish
Appeal Ref.: 20/60033/REF **Planning Ref.:** 17/04018/FULL **Plns Ref.:** APP/T0355/W/20/3249117
Date Received: 1 May 2020 **Comments Due:** 8 June 2020
Type: Refusal **Appeal Type:** Public Inquiry
Description: Construction of an all-through school comprising nursery and junior building; central building and senior building. Provision of landscaping, amenity area, sport/running track, environmental garden and covered multi-use games area. Provision of staff and visitor car parking, parent drop off and coach parking area
Location: **Claires Court Senior Girls And Boys And Ridgeway Schools The Thicket Cannon Lane Maidenhead**
Appellant: Claires Court School Ltd **c/o Agent:** Mr Andrew Black Andrew Black Consulting 17 Egerton Road New Malden KT3 4AP

Ward:
Parish: Windsor Unparished
Appeal Ref.: 20/60031/REF **Planning Ref.:** 19/02040/CLD **Plns Ref.:** APP/T0355/X/19/3241911
Date Received: 4 May 2020 **Comments Due:** 15 June 2020
Type: Refusal **Appeal Type:** Written Representation
Description: Certificate of lawfulness to determine whether the existing use of the garage as a separate unit of accommodation is lawful.
Location: **95 Dedworth Road Windsor SL4 5BB**
Appellant: Mr Simon Tattersfield **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning LTD 3 Elizabeth Gardens Ascot SL5 9BJ

Ward:
Parish: Datchet Parish
Appeal Ref.: 20/60034/ENF **Enforcement Ref.:** 16/50230/ENF **Plns Ref.:** APP/T0355/C/19/3222635
Date Received: 6 May 2020 **Comments Due:** 17 June 2020
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Laying of hardstanding, erection of means of enclosure including gates and storing of vehicles on land.
Location: **Land Adjacent To Mill Place Datchet Slough SL3 9HX**
Appellant: Mr Denny Loveridge **c/o Agent:** Dr Angus Murdoch Murdoch Planning Limited P O Box 71 Ilminster Somerset TA19 0WF

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 20/60035/ENF **Enforcement Ref.:** 17/50102/ENF **Plns Ref.:** APP/T0355/C/20/3245392
Date Received: 11 May 2020 **Comments Due:** 22 June 2020
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Without planning permission the change of use of the land to store vehicles.
Location: **Beenhams Farm Beenhams Heath Shurlock Row Reading**
Appellant: Vernon James Neil Moss **c/o Agent:** Mr John Hunt Pike Smith And Kemp Rural And Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ