

NOTICE
OF
MEETING

**MAIDENHEAD DEVELOPMENT
MANAGEMENT COMMITTEE**

will meet on

WEDNESDAY, 21ST SEPTEMBER, 2022

At 7.00 pm

In the

COUNCIL CHAMBER - TOWN HALL, MAIDENHEAD, AND ON [RBWM YOUTUBE](#)

TO: MEMBERS OF THE MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE

COUNCILLORS MAUREEN HUNT (CHAIRMAN), LEO WALTERS (VICE-CHAIRMAN),
JOHN BALDWIN, GURPREET BHANGRA, MANDY BRAR, GERRY CLARK,
GEOFF HILL, JOSHUA REYNOLDS AND DAVID COPPINGER

SUBSTITUTE MEMBERS

COUNCILLORS CLIVE BASKERVILLE, STUART CARROLL, CATHERINE DEL CAMPO,
ANDREW JOHNSON, GREG JONES, GURCH SINGH, DONNA STIMSON,
CHRIS TARGOWSKI AND HELEN TAYLOR

Karen Shepherd – Head of Governance - Issued:13 September 2022

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 **Becky Oates** Becky.Oates@RBWM.gov.uk

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.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence.	-
2.	<u>DECLARATIONS OF INTEREST</u> To receive any declarations of interest.	3 - 6
3.	<u>MINUTES OF THE PREVIOUS MEETING</u> To approve the minutes of the meeting held on 17 August 2022 as a true and accurate record.	7 - 10
4.	<u>22/01324/FULL - 38 OLDACRES MAIDENHEAD SL6 1XJ</u> Proposal: New front porch, single storey rear extension with raised terrace, steps and balustrade. Recommendation: PERMIT Applicant: Mr Akhtar Member Call-In: N/A Expiry Date: 21 September 2022	11 - 22
5.	<u>22/01452/FULL - BRIAR COTTAGE AND HOLMWOOD BRIAR GLEN COOKHAM MAIDENHEAD</u> Proposal: x3 dwellings with associated parking and landscaping, following demolition of the existing dwellings. Recommendation: PERMIT Applicant: Germain Homes Ltd Member Call-In: N/A Expiry Date: 30 September 2022	23 - 42
6.	<u>PLANNING APPEALS RECEIVED AND PLANNING DECISION REPORTS</u> Committee Members to note reports.	43 - 46

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 AT 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 Disclosable Pecuniary Interest (DPI) or Other Registerable 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.

Any Member with concerns about the nature of their interest should consult the Monitoring Officer in advance of the meeting.

Non-participation in case of Disclosable Pecuniary Interest (DPI)

Where a matter arises at a meeting which directly relates to one of your DPIs (summary below, further details set out in Table 1 of the Members' Code of Conduct) you must disclose the interest, **not participate in any discussion or vote on the matter and must not remain in the room** unless you have been granted a dispensation. If it is a 'sensitive interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted by the Monitoring Officer in limited circumstances, to enable you to participate and vote on a matter in which you have a DPI.

Where you have a DPI on a matter to be considered or is being considered by you as a Cabinet Member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

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 (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her 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 council.*
- *Any licence to occupy land in the area of the council for a month or longer.*
- *Any tenancy where the landlord is the council, and the tenant is a body in which the relevant person has a beneficial interest in the securities of.*
- *Any beneficial interest in securities of a body where:*
 - a) *that body has a place of business or land in the area of the council, 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.

Disclosure of Other Registerable Interests

Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (summary below and as set out in Table 2 of the Members Code of Conduct), you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting** but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive

interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

Other Registerable Interests (relating to the Member or their partner):

You have an interest in any business of your authority where it relates to or is likely to affect:

- a) *any body of which you are in general control or management and to which you are nominated or appointed by your authority*
- b) *any body*
 - (i) exercising functions of a public nature*
 - (ii) directed to charitable purposes or*

one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)

Disclosure of Non- Registerable Interests

Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a DPI) or a financial interest or well-being of a relative or close associate, you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting** but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer) you do not have to disclose the nature of the interest.

Where a matter arises at a meeting which **affects** –

- a. your own financial interest or well-being;
- b. a financial interest or well-being of a friend, relative, close associate; or
- c. a body included in those you need to disclose under DPIs as set out in Table 1 of the Members' code of Conduct

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied.

Where a matter **affects** your financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

Other declarations

Members may wish to declare at the beginning of the meeting any other information they feel should be in the public domain in relation to an item on the agenda; such Member statements will be included in the minutes for transparency.

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Agenda Item 3

MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY, 17 AUGUST 2022

PRESENT: Councillors Maureen Hunt (Chairman), Leo Walters (Vice-Chairman), John Baldwin, Gurpreet Bhangra, Mandy Brar, Gerry Clark, David Coppinger, Joshua Reynolds and Helen Taylor

Also in attendance: Councillors Simon Bond, John Bowden, Phil Haseler, Andrew Johnson, Gurch Singh and Donna Stimson

Officers: Becky Oates, Karen Shepherd, Tony Franklin, Carlos Chikwamba, Jeffrey Ng, Sarah Tucker and Adrien Waite

APOLOGIES FOR ABSENCE

Apologies were received from Councillor Hill, with Councillor Taylor attending as a substitute.

DECLARATIONS OF INTEREST

Councillor Baldwin declared that he was a shareholder of a community pub adjacent to the site of the land between Gringer Hill and Hargrave Road, Maidenhead. Councillor Baldwin also declared that he had been in contact with the applicant for Oakley Green Mushroom Farm. He attended the meeting with an open mind.

Councillor Coppinger declared that in his previous role as Cabinet Member for Planning, he had met with the applicants for Oakley Green Mushroom Farm and Bellman Hangar. Councillor Coppinger declared that he had known the applicant for Oakley Green Mushroom Farm for many years and had previously worked with the applicant's wife before they had met. He attended the meeting with an open mind.

Councillor Hunt declared that she knew the consultant for Oakley Green Mushroom Farm as the consultant was a previous Councillor.

MINUTES OF THE PREVIOUS MEETING

APPROVED UNANIMOUSLY: That the minutes of the meeting held on 20 July 2022 be a true and accurate record.

22/00270/FULL - BELLMAN HANGAR SHURLOCK ROW READING RG10 0PL

RESOLVED UNANIMOUSLY: That the order of agenda items was changed, with land between Gringer Hill and Hargrave Road being the last application considered.

A motion was proposed by Councillor Walters to refuse the application which was in line with officer recommendation. This motion was seconded by Councillor Reynolds.

A named vote was taken.

22/00270/FULL - BELLMAN HANGAR SHURLOCK ROW READING RG10 OPL (Motion)	
Councillor Maureen Hunt	For
Councillor Leo Walters	For
Councillor John Baldwin	For
Councillor Gurpreet Bhangra	For
Councillor Mandy Brar	For
Councillor Gerry Clark	For
Councillor Joshua Reynolds	For
Councillor David Coppinger	For
Councillor Helen Taylor	For
Carried	

RESOLVED UNANIMOUSLY: That the application be refused.

The committee were addressed by Clive Scott-Hopkins, objector, Parish Councillor Mike Kay (Waltham St. Lawrence Parish), Kevin Scott, the applicant's representative, and Councillor Johnson, Ward Councillor for Hurley and Walthams.

22/01207/OUT - OAKLEY GREEN MUSHROOM FARM OAKLEY GREEN ROAD OAKLEY GREEN WINDSOR SL4 5UL

A motion was proposed by Councillor Taylor to defer the application subject to a certificate of lawfulness being decided and made available to the committee, which was against officer recommendation. This motion was seconded by Councillor Baldwin.

A named vote was taken.

22/01207/OUT - OAKLEY GREEN MUSHROOM FARM OAKLEY GREEN ROAD OAKLEY GREEN WINDSOR SL4 5UL (Motion)	
Councillor Maureen Hunt	For
Councillor Leo Walters	For
Councillor John Baldwin	For
Councillor Gurpreet Bhangra	For
Councillor Mandy Brar	For
Councillor Gerry Clark	For
Councillor Joshua Reynolds	For
Councillor David Coppinger	For
Councillor Helen Taylor	For
Carried	

RESOLVED UNANIMOUSLY: That the application be deferred subject to a certificate of lawfulness being decided and made available to the committee.

The committee were addressed by Martin Hall, objector, Parish Councillor Nicola Marsh (Bray Parish Council) and Alison Knight, the applicant's representative.

21/03493/FULL - LAND BETWEEN GRINGER HILL AND HARGRAVE ROAD MAIDENHEAD

Before the debate, Councillor Baldwin stated that he would not take part for transparency reasons relating to his statement made regarding his role as shareholder of a community pub adjacent to the site. Councillor Baldwin remained in the room during the debate but did not take part.

A motion was proposed by Councillor Reynolds to permit the application subject to the conditions listed in the report.

A named vote was taken.

21/03493/FULL - LAND BETWEEN GRINGER HILL AND HARGRAVE ROAD MAIDENHEAD (Motion)	
Councillor Maureen Hunt	Abstain
Councillor Leo Walters	For
Councillor John Baldwin	No vote recorded
Councillor Gurpreet Bhangra	For
Councillor Mandy Brar	For
Councillor Gerry Clark	For
Councillor Joshua Reynolds	For
Councillor David Coppinger	For
Councillor Helen Taylor	Abstain
Carried	

RESOLVED: That the application be permitted subject to the conditions listed in the report.

The committee were addressed by the applicant's representative, Simon Broomfield.

PLANNING APPEALS RECEIVED AND PLANNING DECISION REPORT

The committee noted the report.

The meeting, which began at 7.00 pm, finished at 9.00 pm

CHAIRMAN.....

DATE.....

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ROYAL BOROUGH OF WINDSOR & MAIDENHEAD PLANNING COMMITTEE

MAIDENHEAD DEVELOPMENT CONTROL PANEL

21 September 2022

Item: 1

Application No.:	22/01324/FULL
Location:	38 Oldacres Maidenhead SL6 1XJ
Proposal:	New front porch, single storey rear extension with raised terrace, steps and balustrade.
Applicant:	Mr Akhtar
Agent:	Mrs Farzana Sultana
Parish/Ward:	Maidenhead Unparished/St Marys
If you have a question about this report, please contact: Lucinda Pinhorne-Smy on 01628 796462 or at lucinda.pinhorne-smy@rbwm.gov.uk	

1. SUMMARY

- 1.1 The new front porch, single storey rear extension, raised terrace, steps and balustrade are of a domestic scale and considered to be subordinate to the host dwelling. The application site is not situated within the Green Belt, Conservation Area or in proximity of a listed building that would require stricter controls over the dwellings scale and appearance. The proposals are considered to be acceptable in all other respects.

It is recommended the Committee grants planning permission with the conditions listed in Section 15 of this report.

2. REASON FOR COMMITTEE DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee as the application has been called in by Cllr Stimson for Amenity and Impact reasons

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site comprises a detached dwelling located at the head Oldacres, a modern residential estate accessed to the east of Oldfield Road. The application site immediately borders Guards Club Park to the east, the River Thames Corridor and the Maidenhead Riverside Conservation Area. This location has an undulating topography and is located within Flood Zones 2 and 3, consequently the dwellings have varied levels and a number are served by rear terraces and front steps due to their elevated floor levels. Mature landscaping forms a feature of the street scene and mature trees form a backdrop to the dwellinghouse.

4. KEY CONSTRAINTS

- 4.1 Adjacent to the Maidenhead Riverside Conservation Area
Within Flood Zones 2 and 3
Adjacent to River Thames Setting

Within hedgehog and swift recorded area

5. THE PROPOSAL

- 5.1 Permission is sought for a new front porch, single storey rear extension, raised terrace, steps and balustrade.
- 5.2 The existing porch comprises an open canopy with single sloping roof that projects less than one metre beyond the front elevation of the dwelling. The proposed porch would measure 2.8m in width and project by 1m; it would have a dual-pitched roof measuring 2m in eaves height and 3.3m in ridge height.
- 5.3 The proposed single storey rear extension would project by a maximum of 4.5m and a minimum of 1.8m. It has a staggered design with the deepest element measuring 5.9m in width and the remaining section measuring 5.3m in width. The main section of the proposed extension would have a dual-pitched roof and measure 2890mm in eaves height and 4m to the top of the ridge. The more subservient section would have a flat roof design measuring 3m in overall height.
- 5.4 The terrace would be raised one metre above the garden ground level and enclosed by one-metre-high railings. It would project 1550mm beyond the rear elevation of the proposed extension and measure 5360mm in width; 3m wide steps would give access to the rear garden.

6. RELEVANT PLANNING HISTORY

Reference	Description	Decision
09/01775/FULL	Two storey side extension	Approved 21.10.2009

7 DEVELOPMENT PLAN

- 7.1 The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy
Spatial Strategy for the Borough	SP1
Sustainability and Placemaking	QP1
Character and Design of New Development	QP3
River Thames Corridor	QP4
Managing Flood Risk and Waterways	NR1
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Sustainable Transport	IF2
Open Space	IF4

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development

Section 4- Decision-making

Section 9- Promoting Sustainable Transport

Section 12- Achieving well-designed places

Section 14- Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16- Conserving and enhancing the historic environment

Supplementary Planning Documents

- Borough Wide Design Guide

Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy
- Corporate Strategy
- Environment and Climate Strategy

?

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

5 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 19th May 2022 and the application was advertised in the Local Press on 2nd June 2022

One letter was received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Inaccurate plans	The plans are considered to be accurate to enable the determination of the application.
2.	Loss of privacy	10.3
3.	Right to light / detrimental impact on light received to no.36	10.3
4.	Would result in a tunnelling effect	10.3
5.	Scale of resultant dwelling at no.38 detrimental to the character of the area / harm the appearance of the conservation area	10.2

Consultees

Consultee	Comment	Where in the report this is considered
Conservation	No comment to make on this occasion	i

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Design and Character
- ii Impact on neighbouring amenity
- iii Flooding
- iv Other Material Considerations

10.2 Design and Character

The National Planning Policy Framework (NPPF), Section 12 (Achieving Well-Designed Places) and Borough Local Plan policy QP3 advise that all developments should seek to achieve a high quality of design. Paragraph 126 of the NPPF highlights that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”* Principle 10.1 of the Borough Wide Design Guide further states that *“Extensions will be expected to be subordinate and respond positively to the form, scale and architectural style and materials of the original building.”*

The existing dwelling at no.38 has been previously extended and consequently spreads across much of the width of the application site. However, the dwelling has retained its staggered design and an access gap along each flank, which ameliorates the appearance of volume and bulk in the street scene. Representations received have raised concerns with regards to the scale of the resultant dwelling. However, the proposed extensions would be modest and located to the rear of the application site and consequently would not be readily visible from public vantage points. Furthermore, due to its location at the head of the road and adjacent to the Open Space at Guards Club Park, the application site has a slightly more spacious plot than the immediately surrounding properties. The proposals are therefore considered to be commensurate to the scale of the host dwelling and an adequate proportion of the site would remain free from structures to serve the resultant dwelling.

The pitched roof design of the front porch and rear extension would be in keeping with the roof-scape of the host dwelling and that of the wider locality. A flat roof section is proposed in order to sit below the first floor window, however, given the age, design and appearance of the host dwelling this is not considered to appear as an incongruous feature. The raised terrace would be similar in appearance to existing terraces at the application site and surrounding properties. The proposals are therefore considered to be sufficiently in keeping with the host dwelling in terms of scale, height, form and design and would not adversely affect the character and appearance of the street scene or locality in general.

10.3 Impact on neighbouring amenity

Policy QP3(m) of the Borough Local Plan requires new development to ensure it has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight. Principle 10.1 of the Borough Wide Design Guide further states:

“Extensions should not result in a material loss of amenity to neighbouring properties as a result of overshadowing, eroding privacy or being overbearing.”

The application site has a conventional linear relationship with the adjacent dwelling at no.36 Oldacres, and the flank elevation and boundary of the adjacent property at no.38 Horseguards Drive borders the rear of the application site. Representations have been received objecting to the proposed development on the grounds of loss of light, loss of privacy and the creation of a tunnelling effect.

Paragraph 8.13 of the Borough Wide Design Guide identifies design solutions to prevent material loss of daylight to neighbouring windows and overshadowing of habitable external spaces. This includes avoiding obstruction to light by ensuring that the centre of an existing window serving a habitable room of a neighbouring property does not fall within 45 degrees of a line drawn from the edge of an extension for two-storey extensions, and a 60 degree line for single storey extensions.

The dwellings at nos.36 and 38 both have elevated thresholds at the rear and a gap of approximately 2.5m separates the dwellings. Consequently, despite the comparatively deep projection of the proposed single storey rear extension, it would not breach a 60-degree line measured from the mid-point of the nearest habitable room window at no.36. Furthermore, given this separation gap and the fact that the existing thresholds are level, combined with the pitched nature of the roof, the proposed extension is not considered to appear unduly prominent or obtrusive when viewed from no.36. Whilst the two-storey projection of the adjacent dwelling at no.34 was observed on site, the proposed extension at no.38 would remain single storey and a distance of approximately 17m would be retained between the proposed single storey rear extension and the two-storey dwelling at no.34 such that it is not considered that the proposals would result in a tunnelling effect.

The existing raised terrace to the rear of the dwelling at no.38 has a depth of approximately 900mm and the proposed raised terrace would have a depth of 1.6m. Due to the elevated nature of the floor levels which is characteristic of dwellings along Oldacres, a number of dwellings have raised rear terraces to provide a modest outdoor amenity area level with the principal ground floor living accommodation and to provide access to the rear gardens below. As a consequence, a degree of mutual overlooking exists between properties which is ameliorated by soft landscaping. In this regard the mutual boundary between nos.36 and 38 benefits from a good degree of soft landscaping.

The dwellings at the head of the cul-de-sac in Horseguards Drive have a similarly elevated design. Whilst the proposed terrace and single storey rear extension would face the garden space immediately to the rear of the adjacent dwelling at no.38 Horseguards Drive, this would remain unchanged from the existing relationship and a minimum distance of 6m would be retained between the proposed terrace at the rear boundary of the application site. This mutual boundary between no.38 Oldacre and no.38 Horseguards Drive is also well screened with soft landscaping.

The proposals are therefore not considered to result in any harm to the residential amenities of adjacent properties that would justify refusal of the scheme.

10.4 Flooding

The application site is located in Flood Zone 3 where there is a high risk of flooding. A Flood Risk Assessment (FRA) has been submitted to support the application. The FRA identifies that the area benefits from flood defences, and the proposals can adhere to EA standing advice for Minor Developments. The FRA confirms that the proposals would not increase flood risk off site or to the wider area. A series of recommendations are made in paragraph 5.5 of the FRA in order to ensure that the

extension is flood resilient and it is considered that an appropriately worded condition can be attached to any permission that may be forthcoming requiring works to be carried out in accordance with the mitigation and resilience measures outlined in the supporting flood risk assessment. Such measures include:

- Solid floors with waterproof screed
- Raised wiring and power outlets at ground level
- Waterproof plasterboard at ground floor level
- Air bricks to be installed
- Non-return valve installed on all new drainage
- Closed cell plumbing insulation
- Damp proof membrane included in design to minimise the passage of water through ground floors
- Sealed pvc door units and double glazing to provide resistance against flood water pressure
- Residents to sign up to the EA flood warning service

The proposals are therefore not considered to have an unacceptable impact on flood risk in the locality.

10.5 Other Material Considerations

Ecology and Biodiversity

The application site is located adjacent to Guards Club Park and the River Thames. A Preliminary Ecological Assessment carried out at the application site has not identified the presence of any protected species and identifies the site to have low ecological value. The assessment did, however, conclude:

“Although there are considered to be no ecological constraints to the proposals, a series of specific and generic mitigation measures, as detailed below, should be implemented to reduce any impact the development proposals may have on local wildlife. There is also an opportunity to implement some enhancement measures to increase the nature conservation value of the site in the long term in accordance with Government guidance as set out in National Planning Policy Framework (NPPF) 2021³.”

It is recommended that, in order to comply with the recommendations made within the report, a condition is attached to any permission that may be forthcoming requiring the proposed development to be carried out in accordance with the supporting Preliminary Ecological Assessment.

Impact on Heritage Assets

The application site is located adjacent to the Maidenhead Riverside Conservation Area and within 50m of a listed footbridge, the Maidenhead Viaduct and The Mews and Oldfield, Guards Club Road. The Conservation Officer has been consulted on the application and in this instance did not wish to return any comments. Due to the degree of nature of the mature trees within Guards Club Park, and the single storey nature of the proposed extension, it is not considered to appear unduly prominent when viewed from within the Conservation Area.

Parking and Highway Impacts

The proposals would not reduce the existing level of off-road parking provision and would not increase the number of bedrooms at the application site. The access would remain unaltered and the proposals are therefore not considered to have any parking or highway implications.

Inaccurate Plans

The planning officer's attention was drawn to a discrepancy on the plans which indicated a greater gap between the first floor window cill level and the height of the ground floor patio doors. This was brought to the attention of the agent and amended plans have been submitted rectifying this discrepancy. With regards to the concerns regarding the footprint of the buildings on the Block Plan not accurately showing the projection of the dwelling at no.38 beyond the rear of no.36 Oldacres, it is recognised that an OS extract has been used for the Block Plan and therefore does not always accurately show the relationship between buildings. A site visit was conducted at the neighbouring property and the projection was factored in to the 60 degree line assessment. Notwithstanding the fact the OS extract cannot be relied upon for accuracy this has not proved fatal to the assessment of the application and sufficient information has been submitted with the application to conduct a full and proper assessment as to the impact of the proposals on adjacent properties.

12 CONCLUSION

- 12.1 This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPPF.

In this case the issues have been successfully resolved.

13. APPENDICES TO THIS REPORT

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

14. 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 in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Borough Local Plan QP3
- 3 The development hereby approved shall be carried out in accordance with the Flood Risk Assessment prepared by aegaea Flood risk, water and environment, and dated 23/06/2022, provided with the application
Reason: To prevent an increased risk of flooding elsewhere due to impedance of flood flows and reduction of floodwater storage capacity. Relevant Policy - Borough Local Plan NR1.
- 4 The development hereby approved shall be carried out in accordance with the Preliminary Ecological Assessment prepared by AAe Environmental Consultants, and

dated 9th August 2022, provided with the application.

Reason: To ensure that wildlife is safeguarded, and enhancements provided, in line with policy NR2 of the Borough Local Plan.

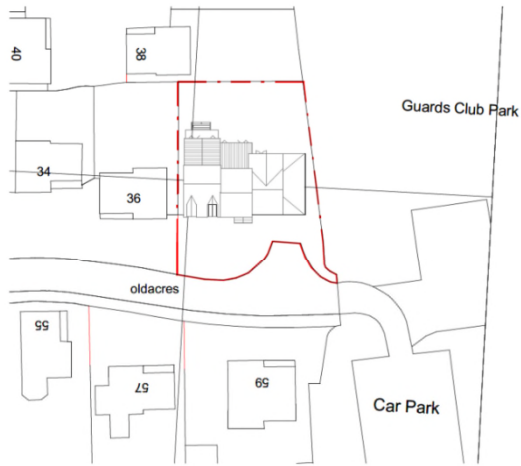
5 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

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

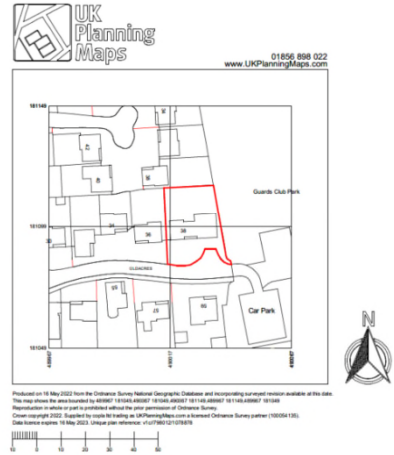
Appendices

22/01324/FULL - 38 Oldacres Maidenhead SL6 1XJ

Appendix A - Site Location Plan and Block Plan

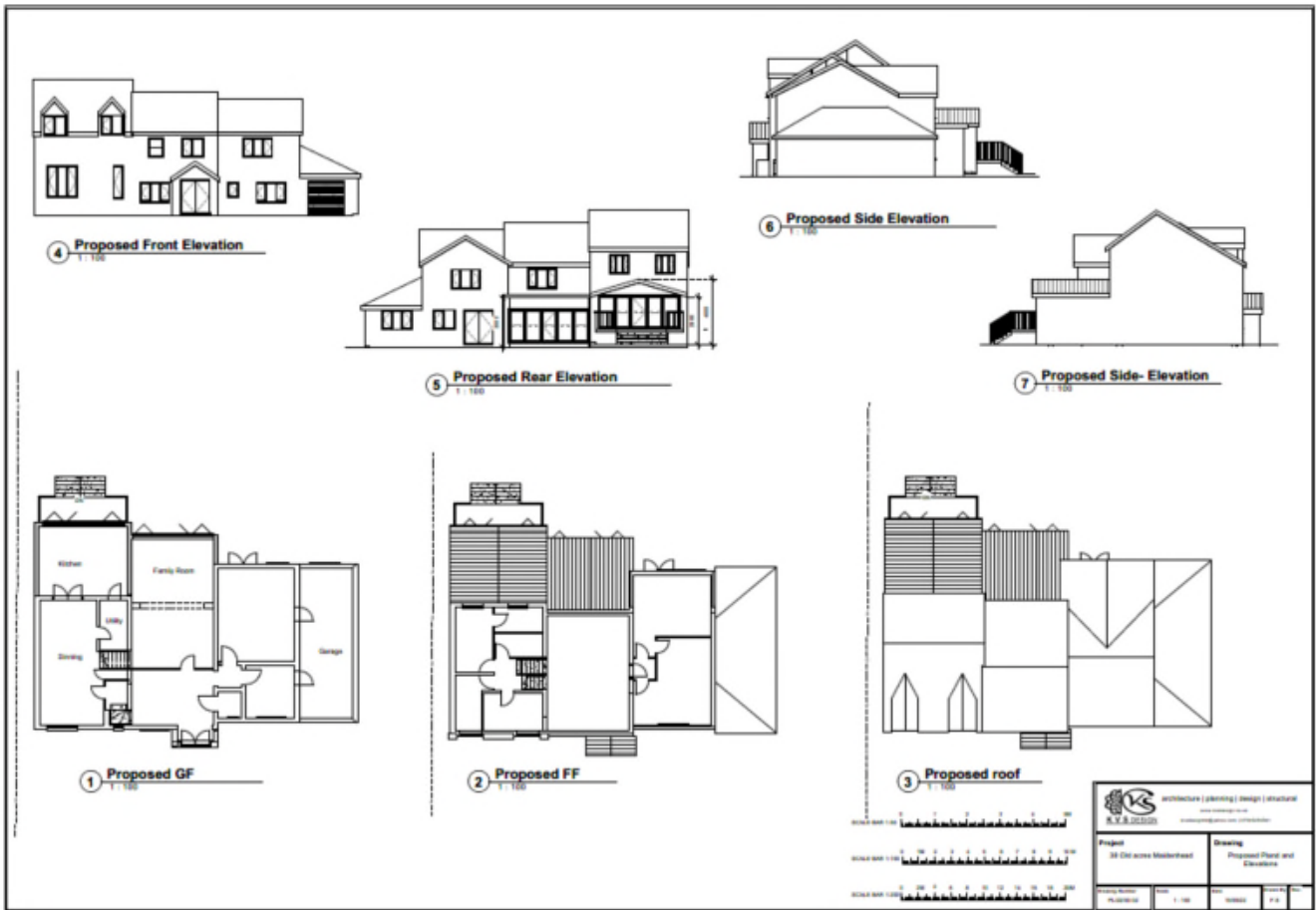


9 Block Plan
1 : 500



8 Location Plan
1 : 1250

Appendix B – Proposed Floor Plans and Elevations



MAIDENHEAD DEVELOPMENT CONTROL PANEL

21 September 2022

Item: 2

Application No.:	22/01452/FULL
Location:	Briar Cottage And Holmwood Briar Glen Cookham Maidenhead
Proposal:	x3 dwellings with associated parking and landscaping, following demolition of the existing dwellings.
Applicant:	Germain Homes Ltd
Agent:	Mr Richard Clark
Parish/Ward:	Cookham Parish/Bisham And Cookham
If you have a question about this report, please contact: Alison Long on 01628 796070 or at alison.long@rbwm.gov.uk	

1. SUMMARY

- 1.1 The proposals would provide three dwellings on the site, all of which would represent an acceptable standard of residential accommodation. Subject to recommended conditions, the proposals would be in keeping with the appearance of the surrounding area, would not result in material harm to residential amenity for occupiers of surrounding properties and would not result in harm to local wildlife or parking and highway safety in the surrounding area. Furthermore, subject to the completion of the legal agreement, the development would contribute towards mitigating against climate change. Overall, the proposals comply with relevant development plan policies.

It is recommended the Committee authorises the Head of Planning:	
1.	To grant planning permission on the satisfactory completion of an undertaking to secure a shortfall carbon off-set financial contribution and with the conditions listed in Section 14 of this report.
2.	To refuse planning permission if an undertaking to secure a shortfall carbon off-set financial contribution clause has not been satisfactorily completed for the reason that the proposed development would not be accompanied by associated sustainability measures.

2. REASON FOR COMMITTEE DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee as the application has been called in by Cllr Clark if the recommendation is for approval and by Cllr Brar irrespective of the recommendation.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located at the southern end of Briar Glen, an unadopted residential road accessed from High Road, Cookham. The site comprises two single storey residential dwellings and associated outbuildings, accessed via a single width, gravelled driveway at the end of Briar Glen. Whilst the two dwellings share an access road, for the purposes of the consideration of the planning application, they are two independent, self-contained residential dwellings which could lawfully be occupied separately.

3.2 To the north of the site is a single storey residential dwelling known as Carradale, to the south are two storey residential properties located on Gorse Road, with garages and a road (Payton Gardens) to the east and west respectively.

3.3 There is a change of land levels across the site, with the land sloping east to west, with the western end of the site set approximately 1.7m lower. At the lower western end of the site, the land to the south sits approximately 2.5m higher than the application site.

4. KEY CONSTRAINTS

4.1 The key site designations and constraints are listed below:

- Settlement Area (Cookham); and,
- Flood Zone 1

5. THE PROPOSAL

5.1 The application seeks planning permission for the construction of three residential dwellings with associated driveway/parking and landscaping following the demolition of the two existing dwellings and associated structures on the site.

5.2 To the eastern part of the site, a detached two bedroom property (Plot 1) is proposed. The building would have a ridge height of approximately 6.8m, with a cat slide roof to the rear which drops to an eaves height of approximately 2.3m. Two off-street parking spaces would be provided along the eastern boundary of the site.

5.3 West of plot one, a semi-detached building is proposed which would provide 2 x 3 bedroom dwellings. The building would take the form of chalet bungalows, with a ridge height of approximately 6.7m and an eaves height of approximately 3.3m. A dormer window is proposed to both the north and south facing elevations. Two off-street parking spaces would be provided for each of the two dwellings along the southern boundary of the site.

5.4 The proposed buildings would be brick built, with render or tile hanging to the elevations, and tiled roofs.

6. RELEVANT PLANNING HISTORY

Reference	Description	Decision
20/02193/FULL	Construction of 2no. three bedroom and 1no. two bedroom dwellings with associated parking and landscaping following the demolition of the existing dwellings.	Withdrawn

7 DEVELOPMENT PLAN

7.1 The main relevant policies are:

Adopted Borough Local Plan (BLP)

Issue	Policy
Spatial Strategy for the Borough	SP1

Climate Change	SP2
Sustainability and Placemaking	QP1
Green and Blue Infrastructure	QP2
Character and Design of New Development	QP3
Housing Mix and Type	HO2
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Environmental Protection	EP1
Air Pollution	EP2
Noise	EP4
Contaminated Land and Water	EP5
Sustainable Transport	IF2

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development

Section 4- Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9- Promoting Sustainable Transport

Section 11 – Making effective use of land

Section 12- Achieving well-designed places

Section 14- Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Documents

- Cookham Village Design Statement
- Borough Wide Design Guide

Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy
- Interim Sustainability Position Statement
- Corporate Strategy
- Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

28 occupiers were notified directly of the application.

1 letter was received supporting the application, summarised as:

Comment		Where in the report this is considered
1.	Due to the lay of the land, the proposed development seems favourable as it is in a slight dip. The structures are unlikely to encroach onto any neighbours privacy.	Section 10.
2.	The current buildings are in need of restoration or removal. This development can only enhance the plot.	Section 10.

15 letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	The only occupied property is Holmwood. The derelict Briar Cottage does not have its own access and is an annex. The application form is incorrect.	Whilst the two dwellings share an access road, for the purposes of the consideration of the planning application, they are two independent, self-contained residential dwellings.
2.	Existing properties are bungalows and the proposed houses are two storeys resulting in a loss of privacy.	Section 10.
3.	Whilst a reduction from the previous proposal, the density of the houses is far greater than existing and will spoil the character of the area.	Noted. The scale of Plots 2 and 3 have been reduced from planning application ref. 20/02193/FULL. The impact of the development is considered in section 10.
4.	Briar Glen is an unadopted highway which struggles to cope with the existing traffic levels and has increasingly large potholes. Any extra traffic is unthinkable in this current state. The only way forward is to access from another direction or to improve the access along the length of Briar Glen.	The additional residential unit is acceptable in highway terms for the reasons set out in section 10.
5.	Narrow access will not allow for emergency vehicles.	Means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the Local Authority Building Control or approved inspectors.
6.	The covering letter states that plot 1 is acceptable. This is not agreed.	Noted. Section 10 below provides a consideration of the proposals in accordance with relevant development plan policies.

7.	Plot 1 is closer to the southern boundary than the existing building. The separation distance, removal of a tree and height would result in poor living conditions and an oppressive/enclosing outlook.	Section 10.
8.	If occupants of Plot 1 later add solar panels, the appearance and potential reflected light would be unacceptable.	Section 10.
11.	Loss of mature trees and habitat for wildlife which has been seen in the area. Mature trees to the western boundary are proposed to be retained but this is unrealistic for future occupants.	Section 10.
12.	The site outline is not accurate and does not align with all submitted plans. Land ownership to the east is contested and has not been declared on the application form.	Amended plans have been provided to ensure that all submitted plans align with the site location plan. The applicants have confirmed that the land shown in the application falls within the ownership of Briar Glen and Holmwood, with title plans provided for both properties. Accordingly, notice is not required to be served on any third party land owner.
13.	Noise and disturbance from additional occupiers, and movement of vehicles in the proposed development.	Section 10.
14.	Inadequate parking facilities for the new dwellings, particularly when considering visitors.	Section 10.
15.	Inadequate bin storage areas within an already restricted access point. Query on whether this land belongs to the applicants. Existing refuse collection in the street is problematic due to access.	Section 10.
16.	Inadequate access width to the site during and after construction, with the associated noise and disruption.	The impact of construction works in the surrounding area would be covered by other relevant legislation outside of the scope of planning control.
17.	Concerns with asbestos during demolition. This should be clearly detailed within a Construction Management Plan.	Noted. This would be dealt with through Environmental Health legislation.
18.	Poor design, out of keeping with the area and contrary to relevant development plan policies and the Cookham Village Design Statement.	Section 10.

19.	Previous applications were the subject of considerable local objection. The new proposal is of a similar nature with the same issues.	Noted. Section 10 below provides a consideration of the proposals in accordance with relevant development plan policies.
20.	Lack of consultation prior to submission.	The Council has carried out formal consultation on the application in line with its statutory duties (Section 9).
21.	Loss of light from plot 2 to single aspect rooms to properties along Gorse Road (e.g. kitchen, bathroom and bedroom).	Section 10.
22.	Concerns with privacy and noise disturbance from first floor side facing openings. The use of obscure glazing would not stop these concerns.	Section 10.
23.	The letter of support appears to be from someone who does not live near the site and not directly affected by it.	Noted.
24.	Inaccuracies on the application form e.g. there are currently two, not three parking spaces.	For the purposes of the determination of the application, the details provided are acceptable.
25.	Not clear from the location plans that the garden plots of the maisonettes on Gorse Road are split into two separate gardens and gives the illusion and false impression of a larger garden that extends from the property.	The location plan is acceptable for the purposes of the planning application. A consideration of the impact on amenities is given in section 10.
26.	Concerns with maintenance of proposed new fences and hedges.	This is a private matter and is not a material planning consideration for the determination of the planning application.
27.	Concerns with additional pressure on utilities provisions e.g. water pressure.	This is not a material planning consideration for the determination of the planning application.
28.	Whilst properties with a postal address on Briar Glen, Gorse Road and Payton Gardens have been notified, freehold owners and leasehold owners of garages and land to the east and west have not been notified.	The Council has carried out formal consultation on the application in line with its statutory duties (Section 9).
29.	The land is not flat and as such additional sections should be provided to understand the levels proposed. There is therefore a lack of clarity in describing the nature of the development.	For the purposes of the determination of the application, the section plans provided are acceptable. Condition 7 is recommended to ensure that the ground levels and heights are adhered to.

30.	Lack of meaningful native and wildlife friendly planting to replace that which is lost. Gardens will have little planting space as the site would be dominated by buildings and hardstanding.	Condition 5 is recommended to secure an acceptable hard and soft landscaping plan prior to occupation.
31.	The submission does not adequately address gradients to the communal entrance or the internal road leading to the west. If the existing levels are retained, the gradient would be too steep with a retaining wall reducing visibility.	For the purposes of the determination of the application, the section plans provided are acceptable.
32.	If the adjoining owner (Carradale) wished to plant hedges to 2m to maintain soft landscaping, future occupants would not have forward visibility on the exit of the communal driveway.	Planting at a neighbouring property would not constitute development for which planning permission would be required. As such, this should not preclude the determination of the planning application.
33.	Lack of forward visibility on the corner opposite plot 1 and the corner in front of plots 2 and 3.	This is internal within the development and would not have a material harm on highway safety.
34.	The siting of plots 1 and 3 would be overbearing to outlook to the property to the north, together with overshadowing, loss of light and loss of privacy to the front and rear garden.	Section 10.
35.	Poor quality of living accommodation for future residents of the proposed development.	Section 10.
36.	Future pressure from residents of plots 2 and 3 to remove surrounding mature trees.	Section 10.
37.	In order to be consistent in decision making, a bat emergence survey should be submitted.	Section 10.
38.	Agree with the need to provide a minimum of 10% biodiversity net gain. The baseline should be prior to the removal of vegetation from the application site.	Section 10.

Consultees

Consultee	Comment	Where in the report this is considered
Highways	No objection, subject to recommended conditions.	Section 10.
Ecology	No objection to the findings of the report. However, in order to provide a measurable net gain in biodiversity post development, a biodiversity net gain document should be provided demonstrating at least 10%..	Section 10.
Royal Berkshire	At this stage there is no duty placed upon the Fire Authority under the Town and Country Planning Acts	Informative recommended.

Fire and Rescue Service	<p>to make any comment. Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors.</p> <p>Please note that the weight limits for RBFRS fire appliances is 16 tonnes for fire engines and 26 tonnes for three axle aerial appliance. Access and water supplies requirements must meet or exceed The Building Regulations 2010 Approved Document B- B5 standards. Please consider sprinkler protection to residential buildings.</p>	
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Others (e.g. Parish and Amenity Groups)

Group	Comment	Where in the report this is considered
Cookham Parish Council	<p>Objection.</p> <p>The site is not “accessible” under RBWM’s parking and highways policies because the train service, contrary to the comments by Highways, is actually only 1 per hour.</p> <p>Proposal is an overdevelopment of site and at two storeys, will dominate and be out of keeping with the surrounding single storey housing.</p> <p>The proposed houses will overlook neighbouring properties, especially from the dormer windows which are now much closer to the boundary than in application ref. 20/02193, and on the same level as the ground floor windows in adjoining properties.</p> <p>Proposals are contrary to VDS guidance in section 6.9 which is opposed to ‘garden grabbing’ (see page 26: “It is important that new developments involving several dwellings should be well spaced ...”et seq., and box 24 on page 46) 5. It is contrary, specifically, to VDS policies: 6.6 (not ‘adequately spaced’ and designs (especially but not limited to height) which do not ‘relate in a vernacular manner to the neighbouring’ area); 6.7 (not ‘modest scale and discreet design’); 6.8 (‘spacing [not] follow[ing] the pattern of building in the immediate and nearby area’ 6.16 (‘avoid .. visually dominant hardstandings in front of houses’); 6.19a (‘Existing hedgerows forming residential boundaries should not in general be uprooted’); and 6.21 (‘Except in exceptional circumstances, front ... gardens should be included within new developments. To each side of a house space for greenery should be characteristic of the</p>	Section 10.

	<p>neighbourhood and proportionate to the building frontage’).</p> <p>The junction of Briar Glen with High Road is dangerous and use should not be increased. Also, serious concerns about emergency services access.</p> <p>Finally, there will be damage to trees.</p>	
Cookham Society	<p>The access drive from Briar Glen into this site is very narrow and has a tight bend with very restricted visibility. This is not adequate or safe to service the residents, visitors, and deliveries for three new houses. The application should be refused unless the access can be improved.</p> <p>Concerned about the increase in vehicle movements at the junction of Briar Glen and High Road. This is an inadequate junction onto a road without a pavement and significant pedestrian traffic. The sightlines are often obstructed by parked cars. The application should be refused unless this junction can be improved</p>	Section 10.

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Housing Provision and Quality;
- ii Climate Change and Sustainability;
- iii Design and Character;
- iv Parking and Highways Impacts;
- v Impact on amenity of neighbouring buildings; and,
- vi Other Material Considerations.

Housing provision and quality

10.2 Policy HO5 of the BLP seeks to ensure that all new residential units provide for a satisfactory standard of accommodation, including adequate living space and both a quality internal and external environment. The Borough Wide Design Guide SPD sets out a number of criteria in order to secure this.

10.3 Whilst the unit to the west of the site is not currently occupied, for the purposes of the assessment of the planning application, there are currently two residential units on the site which could be occupied entirely independently.

10.4 The site is located in an established residential area and the principle of a continued residential use in the form of 1 x 2 bedroom dwelling and 2 x 3 bedroom dwellings is

acceptable in housing terms and would cater for families, which is characteristic of the surrounding area. The proposed units at 113.8 sqm (Plot 1), 115.4 sqm (Plot 2) and 114.8 sqm (Plot 3) would all meet the required internal space standards, would benefit from natural light and ventilation, and have access to adequate gardens in excess of 55sqm, in line with the details set out in the Borough Wide Design SPD. The proposals therefore represent an acceptable standard of residential accommodation.

Climate change and sustainability

- 10.5 Policy SP2 of the BLP seeks to ensure that new development is adaptable to and mitigates against climate change that together with the Sustainability Position Statement seeks to ensure that new development is, ideally, net zero or at least 20% more efficient than that required by the current Building Regulations.
- 10.6 The application has been submitted alongside an Energy Statement which sets out a number of sustainability measures as part of the construction, as well as measures to minimise energy efficiency and improve water resource management. Furthermore, the application includes sustainability calculations in order to demonstrate how the requirements of the Interim Sustainability Position Statement can be met.
- 10.7 The submission sets out that the scheme will achieve net zero carbon and therefore in line with the Council's Interim Sustainability Statement, neither a buildings emissions contribution nor a lifestyle contribution is sought for this application. However, a shortfall contribution clause is required which sets out that if the resultant buildings do not perform to the expected standard, a contribution can still be sought. Subject to completion of a legal agreement to secure this, the proposals are acceptable and would also be in line with principles 7.1 and 7.4 of the Borough Wide Design Guide. In addition, condition 8 is recommended which would ensure that new hardsurfacing across the site is permeable.

Design and character

- 10.8 The appearance of the development is a material planning consideration. Policy QP3 of the BLP seeks to ensure that new development will be of a high quality and sustainable design that respects and enhances the local, natural or historic character of the area paying particular regard to urban grain, layouts, rhythm, density, height, skylines, scale, bulk, massing, proportions, trees, biodiversity, water features enclosure and materials.
- 10.9 Policy QP3 is consistent with the objectives of Section 12 of the NPPF (2021) which states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The NPPF further states at paragraph 126 that good design is a key aspect of sustainable development. The Cookham Village Design Statement (VDS) and the Borough Wide Design Guide are also relevant to this application and are consistent with national and local policy in relation to the character and appearance of a development.
- 10.10 As referenced above, the application site is located within an established residential area where there is a clear mix of housing forms and styles. To the north along Briar Glen, there are predominantly bungalows and chalet bungalows, with two storey properties in the form of detached, semi-detached, terraces and maisonettes to the south, east and west along Gorse Road and new properties on Payton Gardens. The application site itself comprises two single storey dwellings, with associated outbuildings located to the far end of Briar Glen, accessed by a single width driveway.

In this context and given the mix of form of dwellings in the surrounding established residential area, the principle of modest two storey properties in this location is acceptable, would sit well within the surroundings and would not be out of keeping with the form and character of the area, in line with the overall guidance contained in the Borough Wide Design Guide and the Cookham VDS.

- 10.11 The existing buildings on the site, whilst sitting comfortably in their surroundings, are set apart from the rest of Briar Glen and in their current form offer little in terms of design quality to the surrounding area. The proposed replacement buildings have been sensitively designed with modest ridge heights and accommodation at roof level and have been sited within the plots to ensure that sufficient separation space is retained, thereby ensuring that the development would not appear cramped in line with principle 5.1, 6.5, 6.11 and 7.6 of the Borough Wide Design Guide.
- 10.12 Plot 1 would sit on the higher part of the site, but with a ridge height of 6.8m, would not dominate the form and scale of buildings in the surrounding area, with the cat slide roof to the rear again reducing the bulk of the building to ensure that it remains in keeping with the local area in line with principle 6.11 of the Borough Wide Design Guide. Furthermore, the use of brickwork and tiling for the construction of the building would be an appropriate and contextual design response to the surrounding housing stock. Condition 2 is recommended to secure further details of materials prior to their use in the construction of the dwelling.
- 10.12 To the western side of the plot on the land which sits lower than that to the east, a semi-detached building is proposed which would take the form of chalet bungalows, with a ridge height of approximately 6.7m and an eaves height of approximately 3.3m. This form of development is characteristic of the local area and would also sit comfortably with surrounding properties in line with principle 6.11 of the Borough Wide Design Guide. As with Plot 1, the use of brickwork and tiling would be an appropriate and contextual design response to the surrounding housing stock in line with the guidance contained in the Cookham VDS. The building with its lower height and more modest form, would also appear subordinate to that which is proposed at plot 1, which is an appropriate design response in this location. Recommended condition 2 would also secure further details of materials prior to their use in the construction of this building.
- 10.13 Whilst substantial front gardens are found to properties along Briar Glen, in this location, where the units are set back from Briar Glen, accessed by a private driveway, the lack of this feature to these properties would not result in harm to the immediate local character. The Cookham VDS sets out that new development should sit comfortably in their surroundings and in this enclosed location, given the scale, form and separation distances, the proposed dwellings would achieve this.
- 10.14 Parking and the associated access driveway to the northern boundary has been sensitively designed within the enclosed site to serve the proposed dwellings in line with principle 6.7 and 6.8 of the Borough Wide Design Guide, with additional planting proposed across the site secured by recommended condition 5. Furthermore, albeit that the development would require the extension of the existing driveway and the removal of a number of trees (addressed below), the development would retain private garden areas of an acceptable form, together with the retention of many of the trees and providing additional planting providing space for local ecology (also addressed below). This would secure the semi-rural verdant character of the surrounding area and aligns with principles 5.1 and 6.2 of the Borough Wide Design Guide.

Parking and Highways

- 10.15 Policy IF2 of the BLP requires new development to be located close to offices and employment, shops and local services and facilities and provide safe, convenient and sustainable modes of transport as well as development proposals demonstrating how they have met a range of criteria including being designed to improve accessibility to public transport, to be located so as to reduce the need for vehicular movements and to provide cycle parking in accordance with the Parking Strategy. Policy IF2 is consistent with the overarching objectives of Section 9 of the NPPF which has similar goals in seeking to ensure development proposals maximise and promote opportunities for sustainable transport modes.
- 10.16 The site is located approximately five to ten minutes walk from local bus stops and Cookham railway station respectively. The railway and bus services provide regular services to Maidenhead, Bourne End, Furze Plat and High Wycombe. Furthermore, there are a range of local services and facilities within close proximity. Accordingly, the site is appropriate for accommodating an additional residential unit.
- 10.17 The NPPF (2021) states at paragraph 109 that:
- Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
- 10.18 There are currently 2 x 2 bedroom dwellings on the site and the proposal seeks to replace this with three units in the form of 1 x 2 bedroom and 2 x 3-bedroom dwellings, a net increase of one dwelling. The additional traffic generated by one additional residential dwelling would be unlikely to lead to an appreciable increase in vehicular activity into the area or result in a severe impact on road safety as referenced in the NPPF (2021) above. Furthermore, whilst it is acknowledged that the existing junction with High Road has poor visibility, records show that since 1999 there have not been any reported incidents. As such, once again, the provision of an additional residential unit in this location would not result in an unacceptable impact on highway safety in the surrounding area to warrant refusal of the planning application.
- 10.19 Each of the three dwellings would be served by two off-street car parking spaces, in accordance with the Borough's Parking Strategy (2004). This provision would be secured prior to occupation by recommended condition 11. Each dwelling would also require one off-street cycle parking space within a secure and enclosed storage facility. This is not shown on the submitted plans and condition 9 is therefore recommended to secure provision prior to occupation. With regard to refuse provision, a bin collection point is proposed at the site entrance. This is acceptable in principle; however, in order to ensure that the collection point is designed to prohibit waste bins migrating onto the adjoining highway, condition 10 is recommended to secure further detail prior to occupation. The impact of construction works in the surrounding area would be covered by other relevant legislation.

Neighbouring Amenity

- 10.20 Policy QP3 of the BLP requires new development to have regard to a number of design principles, with QP3(m) setting out that development will be considered of a high quality design and be acceptable where it "has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight". This echoes the objectives of paragraph 130(f) of the NPPF (2021) a consideration to be given significant weight, and states developments should:

“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”.

Consideration is also given to the guidance provided in the Borough Wide Design Guide.

- 10.21 There are two existing dwellings on the site and the site is located within an established residential setting where there are surrounding dwellings. The additional dwelling and associated noise and vehicular movements (comings and goings) associated with the development in this setting would not result in an unacceptable effect on the amenities enjoyed by the occupants of adjoining properties over and above that of the existing situation.
- 10.22 To the north of the site is a single storey dwelling (Carradale), with two storey properties to the south along Gorse Road and garages/parking to the east and west of the site. Accordingly, there would be no material harm to amenity of occupiers to the east and west of the site. However, consideration is given below to the impact of the proposals on properties to the north and south. The proposed replacement buildings would both be two storeys in form; however, they have been designed and sited in order to respect the setting and relationship with surrounding properties.
- 10.23 Plot 1 is located to the east of the site and takes the form of a traditional two storey dwelling to the front elevation, with a sloping cat slide roof to the rear. Accordingly, whilst the ridge height is approximately 6.8m, the rear elevation drops to an eaves height of approximately 2.3m. Whilst the building would be located closer to the southern boundary than the existing structure and it is accepted that existing tree screening would be removed from this southern boundary as part of the development, a distance of approximately 3m would be retained to the boundary, with the rear elevations of properties along Gorse Road a further 9m to the south. The design of the building with a cat slide roof, together with a total separation distance of 12m, would ensure that there would be no material loss of light or increased sense of enclosure to occupiers of neighbouring properties. With regard to privacy, there are no openings proposed to the rear elevation of the property. As such, whilst the 12m separation distance is below the Council's generally accepted guidance for the rear of two storey buildings directly facing each other (i.e. a back to back relationship) as set out in the Borough Wide Design Guide, the design of the building with the cat slide roof and the lack of openings in this roof slope, would ensure that there would be no material loss of privacy over and above that of the existing situation. Condition 4 is recommended to ensure that openings would not be inserted into this roof slope without planning permission. The siting of the property and relationship with surrounding structures would ensure that there would be no material harm to living conditions of other properties in the surrounding area.
- 10.24 Concerns have been raised by objectors regarding the potential for solar panels on this south facing roof slope and the resultant impact on amenity. However, this is not an uncommon feature on residential properties and the removal of permitted development rights on these grounds would not meet the relevant tests for the imposition of such a condition.
- 10.25 Plots 2 and 3 to the western part of the site have been designed to take the form of a semi-detached chalet bungalow, with a ridge height of approximately 6.7m and an eaves height of approximately 3.3m. The building would be set in approximately 2.3m from the northern boundary and approximately 3.5m to the southern boundary, with both measurements taken from the closest points.

- 10.26 With regard to the impact on Carradale to the north, the buildings would be located behind the rear elevation of this single storey residential dwelling. Whilst higher than the existing structure on the site, in this context, the location and size of the building would ensure that there would be no material loss of light or increased sense of enclosure to occupiers of this property. To the side elevation, the ground floor window would not result in a material loss of privacy given the boundary treatments and a dormer window only is proposed above which would serve a bathroom. Subject to recommended condition 3, which would secure this opening as obscurely glazed with an opening toplight only that is a minimum of 1.7m above the finished internal floor level, there would be no material loss of privacy as a result of the development. Condition 4 is also recommended to ensure that no additional openings would not be inserted into this roof slope without planning permission
- 10.27 To the south of the site, the land slopes upwards to Gorse Road and as such, the buildings would sit approximately 2.5m below the floor level of these properties. The building heights would therefore appear reduced when seen from these properties, with the eaves height at 0.8m and the ridge height at 4.2m. This, together with the design of the buildings and separation distance of 12m to the rear elevations of these properties, would ensure that there would be no material loss of light or an increased sense of enclosure. Again, to the side elevation, the ground floor door would not result in a material loss of privacy given the boundary treatments and height difference and a dormer window only is proposed above which would serve a bathroom. Subject to recommended condition 3, which would secure this opening as obscurely glazed with an opening toplight only that is a minimum of 1.7m above the finished internal floor level, there would be no material loss of privacy as a result of the development. Condition 4 is also recommended to ensure that no additional openings would not be inserted into this roof slope without planning permission

Other material considerations

- 10.28 Policy NR2 of the BLP states that proposals will be expected to demonstrate how they maintain, protect and enhance the biodiversity of application sites, avoid impacts, both individually or cumulatively, on species and habitats of principal importance.
- 10.29 The application has been submitted alongside an Ecology Report, prepared by a suitably qualified individual. The report includes a site survey carried out in May 2022, further to the surveys carried out in 2020 under application ref. 20/02193/FULL. The report identifies, as did the 2020 report, that during these surveys there was no evidence of bats roosting in the buildings or wider site, with trees in the garden having a negligible to low bat roosting potential due to their ages and lack of potential roosting features. Nor was there any evidence of badgers or their setts or amphibians, reptiles and other wildlife. The application has therefore demonstrated as it did under application ref. 20/02193/FULL where no objections were received from the Council's Ecology Officer, that the site is of low ecological value, unlikely to be used by protected species. Notwithstanding this, a number of mitigation measures are included within the report to secure the protection of any potential wildlife on the site. These are secured by recommended condition 12.
- 10.30 Both Paragraph 174 of the NPPF and Policy NR2 of the Borough Local Plan 2013-2033 set out that development proposals should demonstrate a net gain in biodiversity. Some biodiversity enhancement measures, such as the installation of bat and bird boxes and boundary treatment designed to promote permeability of the site are recommended in the ecology report. In order to demonstrate that the site provides for

a biodiversity net gain of at least 10%, condition 13 is recommended to secure further details of biodiversity compensation and enhancement measures prior to commencement of the construction works above slab level and implementation on site as part of the development.

- 10.31 Policy NR3 of the BLP states that development proposals should carefully consider the individual and cumulative impact of proposed development on existing trees, woodlands and hedgerows, including those that make a particular contribution to the appearance of the streetscape and local character/distinctiveness. There are a number of trees within and adjacent to the application site and it is important that a semi-rural verdant character is maintained for the site to ensure that the development respects the defined townscape character.
- 10.32 There are no trees on the site or adjoining properties which are the subject of a tree protection order and accordingly, the applicants could remove the trees and planting within the site without the need for consent from the Council. This would be the case with both the existing buildings on the site and with the proposed development. Notwithstanding this, the application has been submitted alongside an arboricultural impact assessment and tree protection plan which addresses the impact of the development on trees in the surrounding area. In order to accommodate the new structures and associated access driveway, the development would result in the loss of eight trees which have been assessed as Category C trees. In accordance with the BS 5837 grading, such trees should not act as a limitation on the effective use of the site or impose any significant constraints on the layout. In this context, the removal of these trees and associated pruning work is acceptable. Replacement planting is proposed to retain the character of the area and this would be secured by recommended condition 5.
- 10.33 With regard to the retained trees on the site, the proposed new buildings would be located outside of the assessed Root Protection Areas. Furthermore, the submitted report and protection plan demonstrates to the satisfaction of the Local Planning Authority that through the use of protective fencing and associated mitigation measures, including identified areas requiring ground protection during works to ensure that soil erosion or excessive compaction does not occur and no dig construction methods for the new driveway, these trees would be suitably protected during the course of the works. The methodology set out in section 8 of the report and the associated tree protection plan would be secured by recommended condition 6.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 The development is CIL liable. The proposed net additional gross internal area following development is 171 square metres. The CIL Charging Schedule sets a rate of £295.11 per sq.m. This would be chargeable for the additional increase in GIA floorspace over and above the existing area.

12 CONCLUSION

- 12.1 On the basis of the information provided, the applicant has demonstrated to the satisfaction of the Local Planning Authority that subject to recommended conditions and the completion of the legal agreement, the proposals comply with relevant development plan policies, as well as guidance contained in the NPPF, the Cookham VDS and the Borough Wide Design Guide. As such, the recommendation is for approval of the application, subject to completion of the legal agreement.

13. APPENDICES TO THIS REPORT

- Appendix A – Site location plan
- Appendix B – Site layout plan, including sections
- Appendix C – Plot 1 plan and elevation
- Appendix D – Plots 2 and 3 plan and elevation
-

14. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

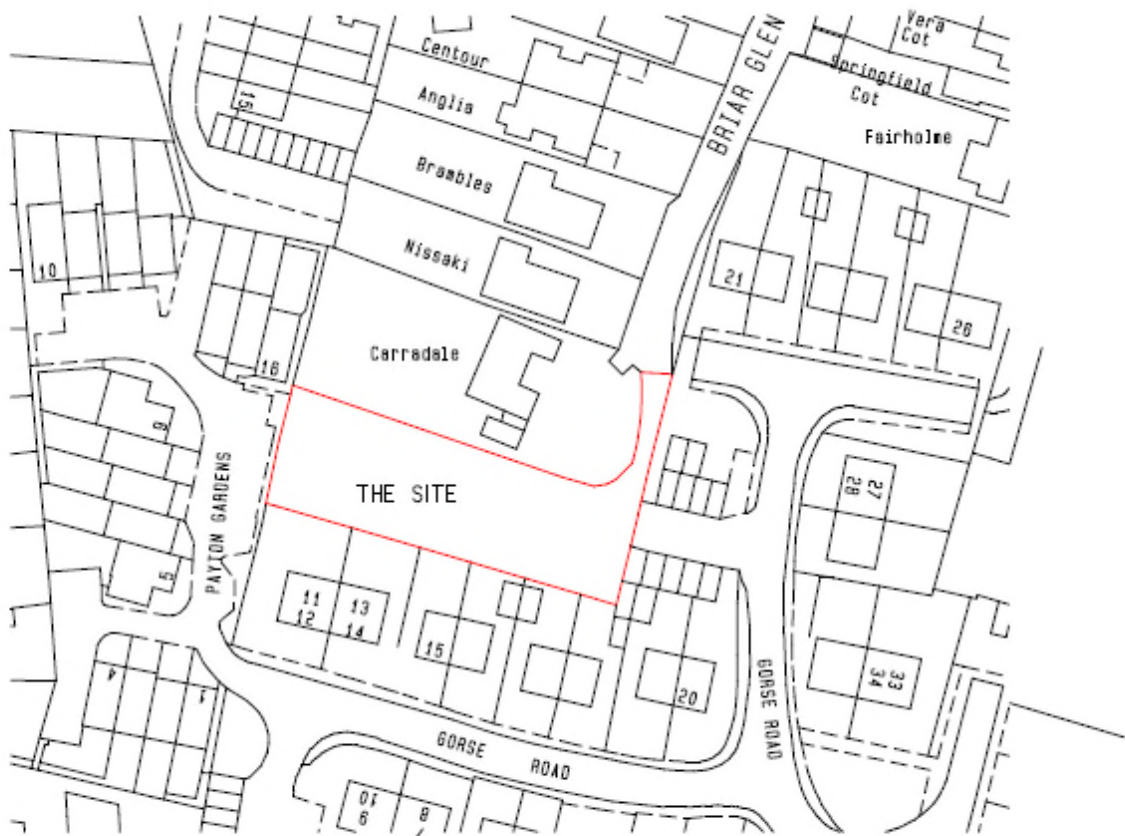
- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development above slab level shall take place until details of the materials to be used on the external surfaces of the development have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy - Borough Local Plan QP3.
- 3 The first floor windows in the north east and south west facing elevations of the semi-detached building shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the windows shall not be altered.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policy - Borough Local Plan QP3.
- 4 Unless otherwise agreed in writing by the Local Planning Authority, no further windows or rooflights shall be inserted at first floor level in the north east and south west facing elevations of the semi-detached building and the south west facing elevation of the detached building (Plot 1).
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Borough Local Plan QP3.
- 5 Prior to the substantial completion of the development, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented within the first planting season following the substantial completion of the development in accordance with the approved details. The development shall be retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Borough Local Plan QP3, NR3.
- 6 The erection of fencing for the protection of any retained trees as shown on Tree Protection Plan Rev. C and any other protection measures set out in the Arboricultural and Planning Integration Report, prepared by GHA trees, dated 8th June 2022, 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 - Borough Local Plan NR3 and QP2.
- 7 Unless otherwise agreed in writing, the proposed buildings shall be built on the ground levels and heights shown on the approved drawing number 1924-SP1.
Reason: In the interests of the visual amenities of the area and the street scene and to ensure that the residential amenities of surrounding properties are preserved. Relevant Policy - Borough Local Plan QP3.
- 8 New hard surfaces at the site shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.
Reason: To increase the level of sustainability of the development. Relevant policy - Borough Local Plan Policy NR1.
- 9 No part of the development shall be occupied until cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities to encourage the use of alternative modes of transport. Relevant Policy - Borough Local Plan IF2.
- 10 No part of the development shall be occupied until refuse bin storage areas and recycling facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall always be kept available for use in association with the development.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policy - Borough Local Plan IF2.
- 11 No part of the development shall be occupied until vehicle parking spaces have been provided in accordance with the approved drawing. The spaces approved shall be retained for parking in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policy - Borough Local Plan IF2.
- 12 The development shall be carried out entirely in accordance with the measures set out in the Technical Note: Ecology, prepared by AA Environmental Limited, Ref. 223180.
Reason: To ensure that wildlife is safeguarded, and enhancements provided. Relevant policy - Borough Local Plan NR2.
- 13 No development above slab level shall take place until details of biodiversity enhancements on the site in the form of a biodiversity net gain calculation showing that a net gain would be achieved using an appropriate biodiversity calculator such as the Defra Metric 3.0, including plans, specifications and timing details, based on the habitats on site prior to clearance of the site detailed within the ecology report , dated February 2022, has been submitted to and approved in writing by the council. The agreed biodiversity enhancements and net gain measures shall thereafter be installed as approved and retained thereafter.
Reason: To incorporate biodiversity in and around the development. Relevant policy - Borough Local Plan NR2.
- 14 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.

Appendices

22/01452/FULL - Briar Cottage And Holmwood, Briar Glen, Cookham

Appendix A - Site Location Plan



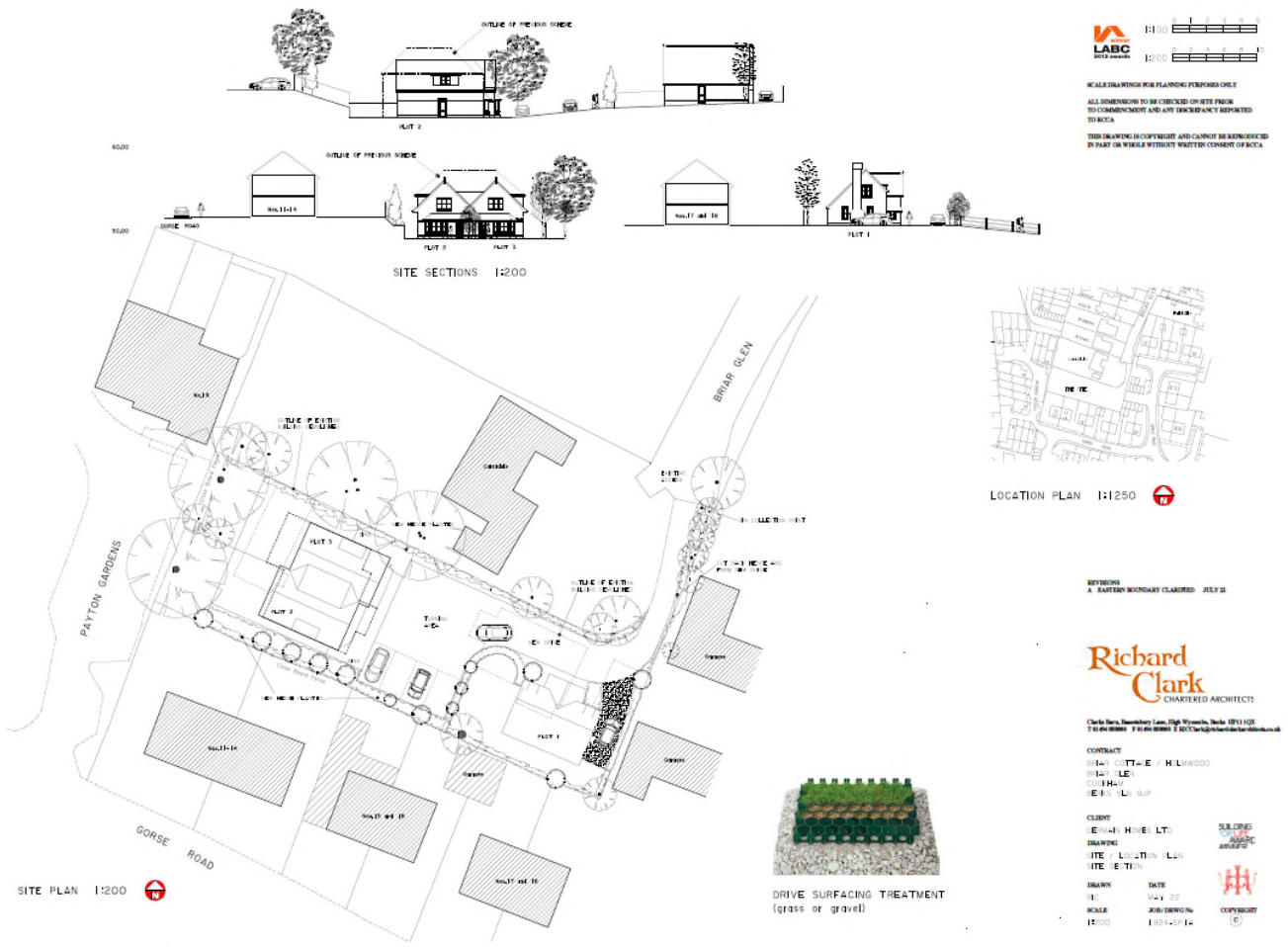
LOCATION PLAN 1:1250



LICENCE 1000 46674



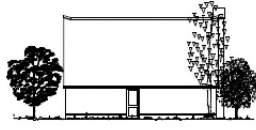
Appendix B – Site Layout Plan, including sections



Appendix C – Plot 1 plan and elevations



L H SIDE ELEVATION



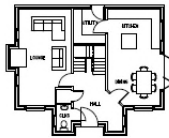
REAR ELEVATION



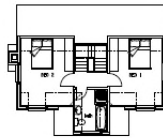
FRONT ELEVATION



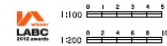
R H SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SCALE DRAWINGS FOR PLANNING PURPOSES ONLY
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR
 TO COMMENCEMENT AND ANY DISCREPANCY REPORTED
 TO BCICA
 THIS DRAWING IS COPYRIGHT AND CANNOT BE REPRODUCED
 IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF BCICA

PLANNING NOTES

Refer to drawing 1924-P1 for site details

MATERIALS

Walls - Facing and feature brickwork
 to be detailed and approved
 render / cladding to situation where indicated

Roof - Cloned eaves with gablehead and
 as detailed to be approved

Finishes - 197C as indicated

Roof - Tiles to be approved at
 plot indicated



Charles Clark, Incorporated License, High Wycombe, Bucks HP11 1JZ
 T 01494 08888 F 01494 08888 E RCL@richardclarkarchitects.co.uk

CONTRACT
 BRAR COTTAGE / HOLMWOOD
 BRAR GLEN
 COODHAM
 BEKS SL6 9JP

CLIENT
 GERMAN HOMES LTD

DRAWING
 PLANNING DRAWING

PLOT 1

DRAWN
 RIC

DATE
 MAY 22

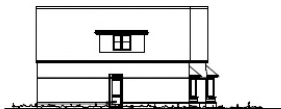
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JOB/DRAWING No.
 1924-P1



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Appendix D – Plots 2 and 3 plan and elevations



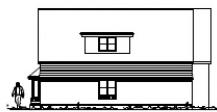
L H SIDE ELEVATION



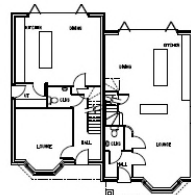
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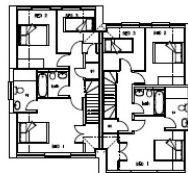
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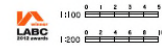
R H SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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 plot indicated



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CONTRACT
 BRAR COTTAGE / HOLMWOOD
 BRAR GLEN
 COODHAM
 BEKS SL6 9JP

CLIENT
 GERMAN HOMES LTD

DRAWING
 PLANNING DRAWING

PLOT 2 and 3

DRAWN
 RIC

DATE
 MAY 22

SCALE
 1:100

JOB/DRAWING No.
 1924-P2



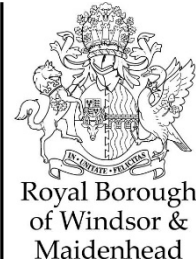
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Appeal Decision Report

08 August 2022 - 8 September 2022

MAIDENHEAD

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Royal Borough
of Windsor &
Maidenhead

Appeal Ref.: 21/60063/REF **Planning Ref.:** 21/01029/CLAS SM **Plns Ref.:** APP/T0355/W/21/3276376

Appellant: Mr Ed Sukkar **c/o Agent:** Mr Jonathan McDermott The Town Planning Experts 14 St Georges Business Centre St Georges Square Portsmouth PO1 3EZ

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

Description: Class M; Change of use of part of retail unit (Class E) to x4 dwellings (C3) with associated works.

Location: **1A Cordwallis Road Maidenhead SL6 7DQ**

Appeal Decision: Allowed **Decision Date:** 22 August 2022

Main Issue:

Appeal Ref.: 21/60064/REF **Planning Ref.:** 21/00218/CLAS SM **Plns Ref.:** APP/T0355/W/21/3275978

Appellant: Mr Malkit Purewal **c/o Agent:** Mr Jonathan McDermott The Town Planning Experts 14 St Georges Business Centre St Georges Square Portsmouth PO1 3EZ

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

Description: Change of use of the ground floor shop and garage to 2no.dwellings (C3) and associated operational development

Location: **M H Dormer Electrical Contractors 6 Harrow Lane Maidenhead SL6 7PE**

Appeal Decision: Dismissed **Decision Date:** 22 August 2022

Main Issue: The design or external appearance of the building would be acceptable and the scheme satisfactorily accords with Policies QP1 and QP3 of the BLP and section 12 of the National Planning Policy Framework (July 2021) in so far as these policies seek the achievement of well-designed places.

Appeal Ref.: 22/60019/REF **Planning Ref.:** 21/02082/FULL **Plns Ref.:** APP/T0355/W/21/3285307

Appellant: Mr F Querkezi **c/o Agent:** Mr David Lomas MSC Planning Consultants Ltd 259 Amersham Road Hazlemere High Wycombe HP15 7QW

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

Description: 1no. one bedroom dwelling with new pedestrian access gate, refuse and cycle store. New gate, cycle and refuse store to No.19 Ross Road.

Location: **Land At 19 And 19 Ross Road Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 22 August 2022

Main Issue: Having considered the benefits and adverse impacts of each development proposal the Inspector concluded that the harms and policy conflicts that have been identified would significantly and demonstrably outweigh each proposal's benefits when considered individually and assessed against the Framework's policies taken as a whole. The presumption in favour of sustainable development, as set out in the Framework, does not apply, therefore. Both proposals conflict with the development plan when read as a whole, and material considerations lead to dismiss the appeal.

Appeal Ref.: 22/60020/REF **Planning Ref.:** 21/01024/FULL **Plns Ref.:** APP/T0355/W/21/3285308

Appellant: Mr F Querkezi **c/o Agent:** Mr David Lomas MSC Planning Consultants Ltd 259 Amersham Road Hazlemere High Wycombe HP15 7QW

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

Description: 1 no .dwelling with 2 no .car parking spaces and associated works to include new and altered pedestrian access.

Location: **Land At 19 Ross Road Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 22 August 2022

Main Issue: Having considered the benefits and adverse impacts of each development proposal the Inspector concluded that the harms and policy conflicts that have been identified would significantly and demonstrably outweigh each proposal's benefits when considered individually and assessed against the Framework's policies taken as a whole. The presumption in favour of sustainable development, as set out in the Framework, does not apply, therefore. Both proposals conflict with the development plan when read as a whole, and material considerations lead to dismiss the appeal.

Appeal Ref.: 22/60037/REF **Planning Ref.:** 21/00940/FULL **Plns Ref.:** APP/T0355/W/22/3290555

Appellant: Mr M Booker **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB

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

Description: Construction of x2 dwellings with associated access, following demolition of the existing part single part two storey side element of the existing dwelling.

Location: **Charnwood 12 And Land At Charnwood 12 Lime Walk Maidenhead**

Appeal Decision: Allowed **Decision Date:** 23 August 2022

Main Issue:

Appeal Ref.: 22/60045/REF **Planning Ref.:** 21/03718/FULL **Plns Ref.:** APP/T0355/W/22/3298401
Appellant: Mr Neil Burgess c/o **Agent:** Mrs Fiona Jones Cameron Jones Planning 3 Elizabeth Gardens Ascot SL5 9BJ
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: 2no. semi-detached dwellings with associated landscaping, parking and vehicular access.
Location: **Land Adjacent To The Lodge Holyport Street Holyport Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 31 August 2022
Main Issue:

Planning Appeals Received

08 August 2022 - 8 September 2022

MAIDENHEAD

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the PIns reference number. If you do not have access to the Internet please write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Other appeals: The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60060/REF **Planning Ref.:** 21/02951/FULL **Plns Ref.:** APP/T0355/W/22/3299558
Date Received: 8 August 2022 **Comments Due:** 12 September 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Development of the site to provide 4no. detached dwellings with associated access, hardstanding and landscaping.
Location: **Land Rear of 4 To 7 Dairy Court Holyport Maidenhead**

Appellant: Mr David Holmes **c/o Agent:** Mr Matthew Corcoran Pure Offices, Midshires House
Smeaton Close Aylesbury Bucks HP19 8HL

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60061/REF **Planning Ref.:** 21/02817/OUT **Plns Ref.:** APP/T0355/W/22/
3304595

Date Received: 25 August 2022 **Comments Due:** 6 October 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Outline application for access only to be considered at this stage with all other matters to be reserved for the construction of up to x6 dwellings with associated landscaping and parking, closing off of the existing access to Willow Manor and creation of a new vehicular access from Fifield Road, following demolition of the existing dwelling.

Location: **Willow Manor Fifield Road Fifield Maidenhead SL6 2PG**
Appellant: Sagacity Consultants Ltd **c/o Agent:** Mrs Rosalind Gall Solve Planning Ltd Sentinel House Ancells Business Park Harvest Crescent Fleet GU51 2UZ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 22/60062/REF **Planning Ref.:** 21/02576/FULL **Plns Ref.:** APP/T0355/W/22/
3296613

Date Received: 6 September 2022 **Comments Due:** 11 October 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Addition of a first and second floor to the rear to provide 5no one bedroom flats and 1no two bedroom flat with communal bin store and entrance at ground floor level via Nicolson's Lane.

Location: **87 - 89 High Street Maidenhead SL6 1JX**
Appellant: Mr Smith **c/o Agent:** Mr Kieran Rafferty KR Planning 183 Seafield Road Bournemouth BH6 5LJ

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60063/REF **Planning Ref.:** 21/03289/FULL **Plns Ref.:** APP/T0355/W/22/
3302062

Date Received: 6 September 2022 **Comments Due:** 11 October 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of a detached outbuilding following demolition of the existing woodshed.
Location: **Long Lane Farm Ascot Road Holyport Maidenhead**
Appellant: Mr George Bouldon **c/o Agent:** Other ET Planning Office 200 Dukes Ride CROWTHORNE RG45 6DS

Ward:
Parish: Cookham Parish
Appeal Ref.: 22/60064/REF **Planning Ref.:** 21/03688/TLDDT **Plns Ref.:** APP/T0355/W/22/
3299971

Date Received: 7 September 2022 **Comments Due:** 12 October 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Application for determination as to whether prior approval is required for proposed 5G telecoms installation: H3G Phase 8 15m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets.

Location: **Verge At Junction of Mill Lane And Sutton Road Cookham Maidenhead**
Appellant: CK Hutchison Networks (UK) Ltd **c/o Agent:** Mr James Reilly C/O Mr Gallivan 14 Inverleith Place Edinburgh EH3 5PZ