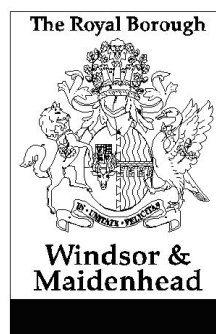


Appeal Decision Report

21 September 2016 - 10 November 2016

MAIDENHEAD



Appeal Ref.: 16/00029/REF **Planning Ref.:** 15/03531/LBC **Plns Ref.:** APP/T0355/Y/16/3142400
Appellant: Mr B Palmer-Page **c/o Agent:** Mr Martin Crook MSC Planning Ltd 259 Amersham Road Hazlemere High Wycombe Buckinghamshire HP15 7QW
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Consent to convert existing barn to a dwelling with ancillary landscaping works
Location: **Paradise Farm Twyford Road Waltham St Lawrence Reading RG10 0HL**
Appeal Decision: Dismissed **Decision Date:** 9 November 2016

Main Issue: The Inspector found that the proposed extension with its fully glazed opening would extend the barn in a way that would not reflect its simple utilitarian form, and would unacceptably interrupt the bold and deep sweep of the rear roofscape. The positioning and number of windows and doors would adversely harm the special interest of this Listed Building and its contribution to the farmstead and the Conservation Area. The internal horizontal and vertical subdivision would interrupt the open spacious interior and the open through-way formed by the opposing cart entrances, and would be at harmful odds with a fundamental aspect of the barn's special interest. The large rear garden would distort the visual and functional linkages of the fields to the farmstead, and would erode the character and appearance of the area. The proposal would result in less than substantial harm to the Conservation Area and the Listed Building, which is not outweighed by public benefits. The proposal would neither preserve a Grade II Listed Building and its special interest, its setting and that of others, nor preserve or enhance the character or appearance of the Conservation Area.

Appeal Ref.: 16/00030/REF **Planning Ref.:** 15/03528/FULL **Plns Ref.:** APP/T0355/W/16/3142397
Appellant: Mr B Palmer-Page **c/o Agent:** Mr Martin Crook MSC Planning Ltd 259 Amersham Road Hazlemere High Wycombe Buckinghamshire HP15 7QW
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Conversion of existing barn to a dwelling with ancillary landscaping works
Location: **Paradise Farm Twyford Road Waltham St Lawrence Reading RG10 0HL**
Appeal Decision: Dismissed **Decision Date:** 9 November 2016

Main Issue: The Inspector found that the proposed extension with its fully glazed opening would extend the barn in a way that would not reflect its simple utilitarian form, and would unacceptably interrupt the bold and deep sweep of the rear roofscape. The positioning and number of windows and doors would adversely harm the special interest of this Listed Building and its contribution to the farmstead and the Conservation Area. The internal horizontal and vertical subdivision would interrupt the open spacious interior and the open through-way formed by the opposing cart entrances, and would be at harmful odds with a fundamental aspect of the barn's special interest. The large rear garden would distort the visual and functional linkages of the fields to the farmstead, and would erode the character and appearance of the area. The proposal would result in less than substantial harm to the Conservation Area and the Listed Building, which is not outweighed by public benefits. The proposal would neither preserve a Grade II Listed Building and its special interest, its setting and that of others, nor preserve or enhance the character or appearance of the Conservation Area. The change of use of the land to garden is inappropriate development in the Green Belt, and this is not outweighed by any other considerations that would amount to very special circumstances.

Appeal Ref.: 16/60056/NOND **Planning Ref.:** 16/00584/FULL **Plns Ref.:** APP/T0355/W/16/
ET 3150386
Appellant: Mr B Palmer-Page **c/o Agent:** Mr Martin Crook MSC Planning Ltd 259 Amersham Road
Hazlemere High Wycombe Buckinghamshire HP15 7 QW
Decision Type: Delegated **Officer Recommendation:** Would Have
Refused
Description: Conversion of existing barn to a dwelling with ancillary landscaping works
Location: **Paradise Farm Twyford Road Waltham St Lawrence Reading RG10 0HL**
Appeal Decision: Dismissed **Decision Date:** 9 November 2016

Main Issue: The Inspector found that the proposed side extension would be a dominating addition to the building, and the dominant effect of the two barns due to their size and cohesive appearance would be unacceptably eroded by the size of the proposed extension. The provision of glazed hips would give an overtly residential appearance to the building at odds with its utilitarian vernacular appearance. The positioning and number of windows and doors would adversely harm the special interest of this Listed Building and its contribution to the farmstead and the Conservation Area. The internal horizontal and vertical subdivision would interrupt the open spacious interior and the open through-way formed by the opposing cart entrances, and would be at harmful odds with a fundamental aspect of the barn's special interest. The large rear garden would distort the visual and functional linkages of the fields to the farmstead, and would erode the character and appearance of the area. The proposal would result in less than substantial harm to the Conservation Area and the Listed Building, which is not outweighed by public benefits. The proposal would neither preserve a Grade II Listed Building and its special interest, its setting and that of others, nor preserve or enhance the character or appearance of the Conservation Area. The change of use of the land to garden is inappropriate development in the Green Belt, and this is not outweighed by any other considerations that would amount to very special circumstances.

Appeal Ref.: 16/60057/NOND **Planning Ref.:** 16/00585/LBC **Plns Ref.:** APP/T0355/Y/16/
ET 3150390
Appellant: Mr B Palmer-Page **c/o Agent:** Mr Martin Crook MSC Planning Ltd 259 Amersham Road
Hazlemere High Wycombe Buckinghamshire HP15 7 QW
Decision Type: Delegated **Officer Recommendation:** Would Have
Refused
Description: Consent to convert existing barn to a dwelling with ancillary landscaping works
Location: **Paradise Farm Twyford Road Waltham St Lawrence Reading RG10 0HL**
Appeal Decision: Dismissed **Decision Date:** 9 November 2016

Main Issue: The Inspector found that the proposed side extension would be a dominating addition to the building, and the dominant effect of the two barns due to their size and cohesive appearance would be unacceptably eroded by the size of the proposed extension. The provision of glazed hips would give an overtly residential appearance to the building at odds with its utilitarian vernacular appearance. The positioning and number of windows and doors would adversely harm the special interest of this Listed Building and its contribution to the farmstead and the Conservation Area. The internal horizontal and vertical subdivision would interrupt the open spacious interior and the open through-way formed by the opposing cart entrances, and would be at harmful odds with a fundamental aspect of the barn's special interest. The large rear garden would distort the visual and functional linkages of the fields to the farmstead, and would erode the character and appearance of the area. The proposal would result in less than substantial harm to the Conservation Area and the Listed Building, which is not outweighed by public benefits. The proposal would neither preserve a Grade II Listed Building and its special interest, its setting and that of others, nor preserve or enhance the character or appearance of the Conservation Area.

Appeal Ref.: 16/60060/REF **Planning Ref.:** 16/00785/FULL **Plns Ref.:** APP/T0355/W/16/3151162

Appellant: Mr Ricky Davidson **c/o Agent:** Mr Tom McArdle Pike Smith _ Kemp Ltd, The Granary Hyde Farm, Marlow Road Maidenhead Berkshire SL6 6PQ

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

Description: Change of use of existing detached ancillary playroom to a self-contained separate one bedroom dwelling with retention of detached garage, existing garden and off street parking

Location: **47 Allenby Road Maidenhead SL6 5BE**

Appeal Decision: Dismissed **Decision Date:** 21 September 2016

Main Issue: The Inspector agreed that the appearance of the locality would remain largely unchanged if the development proceeded, albeit that the building works already carried out conveys a cramped impression. However, he considered that the character of the area would be materially affected for the worse were the appeal granted permission. The use of the building, together with the adjoining garage as an independent dwelling, would materially and harmfully transform the perceived character of the immediate area. The development, including No 47, and its use as a separate dwelling would be perceived as overly cramped and congested in comparison with and in the context of the over-riding spacious residential characteristics of the wider area. The appellant has failed to appropriately distinguish between the terms 'appearance' and 'character' and that the proposed development would be perceived as wholly and harmfully uncharacteristic of this good quality residential area. The Inspector considered that the residual space left to the respective properties would just about provide an adequate level of amenity space for their future residents in terms of quality and quantity.

Appeal Ref.: 16/60062/NOND **Planning Ref.:** 16/00960/VAR **Plns Ref.:** APP/T0355/W/16/3151815

Appellant: Ms J Bennett **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp The Granary Hyde Farm Marlow Road Maidenhead Berkshire SL6 6PQ

Decision Type: Committee **Officer Recommendation:** Would Have Refused

Description: Construction of a detached 2 bedroom agricultural workers dwelling as approved under planning permission 09/02083 without complying with condition 3 (Agricultural occupancy) to vary the wording of the condition

Location: **Glebeland Farm Drift Road Maidenhead SL6 3ST**

Appeal Decision: Allowed **Decision Date:** 27 October 2016

Main Issue: The main issue is whether it would be appropriate to widen the occupancy restriction. There is more than a theoretical possibility that permitted development rights may be utilised to allow a limited equestrian enterprise to take place on site. Extending the occupancy of the dwelling to allow or an equestrian worker would allow for that to take place. There would be in line with paragraph 28 and 81 of the Framework which seeks to support economic growth of all types of business in rural areas and would assist in supporting opportunities for outdoor sport and recreation providing a beneficial use in the Green Belt.

Appeal Ref.: 16/60063/NOND **Planning Ref.:** 15/02303/FULL **Plns Ref.:** APP/T0355/W/16/
ET 3151610

Appellant: Ms J Bennet **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Ltd The Granary Hyde Farm Marlow Road Maidenhead Berkshire SL6 6PQ

Decision Type: Committee **Officer Recommendation:** Would Have Refused

Description: Change of use from agriculture to equestrian to install full size polo pitch and associated stick and ball pitch

Location: **Glebeland Farm Drift Road Maidenhead SL6 3ST**

Appeal Decision: Dismissed **Decision Date:** 27 October 2016

Main Issue: Exception 2 is the provision of appropriate facilities for outdoor sports and recreation as long as it preserves the openness of the Green Belt. The proposal includes the making of a material change of use from agriculture to polo use, but the making of a material change of use is not implicitly included within exception 2 and the land has to be already in lawful use for outdoor use. The proposal therefore represents inappropriate development within Green Belt, which is by definition harmful to the Green Belt and substantial weight should be given to this harm. There would also be harm to openness and the character and appearance of the area due to the increase need for HGVs and player's cars, and creation of a parking area as this would have an urbanising effect, encroaching on the countryside. Set against this are the benefits of providing opportunities for sports, enhancing visual amenity, and improving damaged land, which are given moderate weight and do not outweigh the harm identified. Consequently very special circumstances do not exist.

Appeal Ref.: 16/60064/NOND **Planning Ref.:** 15/02344/OUT **Plns Ref.:** APP/T0355/W/16/
ET 3151615

Appellant: Ms J Bennet **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Ltd The Granary Hyde Farm Marlow Road Maidenhead Berkshire SL6 6PQ

Decision Type: Committee **Officer Recommendation:** Would Have Refused

Description: Construction of quadrangle of 66 no. stables, tack rooms, feed stores, hay barn and groom's day room following demolition of existing agricultural buildings

Location: **Glebeland Farm Drift Road Maidenhead SL6 3ST**

Appeal Decision: Dismissed **Decision Date:** 27 October 2016

Main Issue: The construction of new buildings is inappropriate development in Green Belt with exceptions. Exception 2 is the provision of appropriate facilities for outdoor sports and recreation as long as it preserves the openness of the Green Belt. Although for operational development the proposal includes the making of a material change of use from agriculture to keeping of polo ponies. The making of a material change of use is not implicitly included within exception 2 and the land has to be already in lawful use for outdoor use which is not the case here. The proposal therefore represents inappropriate development within Green Belt. The proposed footprint and volume are reduced from the existing situation and would enhance openness. The proposal would also enhance character given the loss of existing buildings and structure of unkempt appearance and poor condition and consolidation of development. However, due to the lack of details on incidental activity gives uncertainty as to what the effect in reality would be and thus tempers the weight given to benefits to openness and character. The contribution of health and well-being is only given moderate weight because the facilities would be private rather than a public facility. The fall-back position of the use to indoor our outdoor sports taking place under permitted development has a greater than theoretical possibility but would have a fewer and lesser effect than the proposal, and so given only moderate weight in favour of the development. Little weight is given to the theoretical possibility of a change of use to a dwelling or state-funded school as there would no more than a theoretical possibility of occurring. No weight is given to the unviability of the farm use due to the lack of information and evidence. There would be a reduction in traffic but given the uncertainties as the likelihood of agricultural use taking place to the level indicated this benefit is only given limited weight. There would be benefits to the local economy and this is given moderate weight. Overall, the benefits are not considered to outweigh the harm identified and as a whole Very Special Circumstances needed to justify the development do not exist.

Appeal Ref.: 16/60078/REF **Planning Ref.:** 15/03871/FULL **Plns Ref.:** APP/T0355/W/16/3152240

Appellant: First National Investments Ltd **c/o Agent:** Mr Richard Cutler Cutler Architects 43 St Mary's Street Wallingford Oxfordshire OX10 0EU

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

Description: New chalet bungalow following demolition of shed and store

Location: **Land Adjacent 35A And 35B Boyn Valley Road Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 21 October 2016

Main Issue: The Inspector found that the proposed development would be harmful to the character and appearance of the surrounding area. She also found that it would be harmful to the living conditions of both the existing occupants of 10 and 12 Lexington Avenue, in terms of loss of light and outlook, and the future occupants of the chalet bungalow due to lack of suitable garden space.

Appeal Ref.: 16/60083/REF **Planning Ref.:** 16/01201/FULL **Plns Ref.:** APP/T0355/D/16/3158107

Appellant: Mr Arvydas Kolelis **c/o Agent:** Mr Peter M Salmon Camber Broad Lane Bracknell Berkshire RG12 9BY

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

Description: Construction of detached garage and alterations to driveway

Location: **Katura Fifield Road Fifield Maidenhead SL6 2NX**

Appeal Decision: Allowed **Decision Date:** 14 October 2016

Main Issue: Whilst the detached garage subject of the application is not directly attached to the host dwelling, the close proximity to it and the use in connection with it lead to the conclusion that it would be assessed as an extension rather than a new building. The host dwelling has not previously been extended and as such it was considered that the proposed detached garage would not result in a disproportionate addition over and above the size of the original dwelling.

Planning Appeals Received

13 October 2016 - 10 November 2016

MAIDENHEAD

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Further information on planning appeals can be found at <https://acp.planninginspectorate.gov.uk/> Should you wish to make comments in connection with an appeal, please use the Plns reference number and write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email teame1@pins.gsi.gov.uk

Other appeals: The Planning Inspectorate Room 3/10A Kite Wing Temple Quay House 2 The Square Bristol BS1 6PN or email teamp13@pins.gsi.gov.uk

Ward:

Parish:

Appeal Ref.: 16/60092/REF **Planning Ref.:** 16/00831/CLAS **Plns Ref.:** APP/T0355/W/16/3156044
Date Received: 18 October 2016 **Comments Due:** 22 November 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Change of use from offices (B1 (a)) to a dwelling house (C3).
Location: **Forever Fuels Summerleaze Barn 225 Blackmoor Lane Maidenhead SL6 8RT**
Appellant: Forever Fuels c/o **Agent:** Mrs Jan Molyneux Molyneux Planning 38 The Lawns Brill Aylesbury Buckinghamshire HP18 9SN

Ward:

Parish:

Appeal Ref.: 16/60094/NONDET **Planning Ref.:** 16/01887/FULL **Plns Ref.:** APP/T0355/W/16/3157199
Date Received: 24 October 2016 **Comments Due:** 28 November 2016
Type: Non-determination **Appeal Type:** Written Representation
Description: Conversion and change of use of barn to dwelling including raising of roof.
Location: **Unit 1 Coningsby Farm Coningsby Lane Fifield Maidenhead**
Appellant: Mr Michael Smyth c/o **Agent:** Ms Shelley Woods Relic Studio Ltd Battlers Green Farm Common Lane Radlett Hertfordshire WD7 8PH

Ward:

Parish:

Appeal Ref.: 16/60095/REF **Planning Ref.:** 16/01317/FULL **Plns Ref.:** APP/T0355/D/16/3159328
Date Received: 27 October 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Single storey front and rear extensions
Location: **4 Choseley Road Knowl Hill Reading RG10 9YT**
Appellant: Miss G Shepherd c/o **Agent:** Mr Eric Bolton Newtown House Newtown Road Henley On Thames Oxon RG9 1HG

Ward:

Parish:

Appeal Ref.: 16/60096/REF **Planning Ref.:** 16/01491/FULL **Plns Ref.:** APP/T0355/D/16/3157893
Date Received: 27 October 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Part single, part two storey side extension and widening of front access following demolition of existing garage and 2 No. sheds.
Location: **4 Gordon Road Maidenhead SL6 6BT**
Appellant: Mr Craig Irvine 4 Gordon Road Maidenhead SL6 6BT

Ward:
Parish: Bray Parish
Appeal Ref.: 16/60098/REF **Planning Ref.:** 15/04034/FULL **Plns Ref.:** APP/T0355/Y/16/
3156321
Date Received: 9 November 2016 **Comments Due:** 14 December 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Change of use to provide overnight accommodation
Location: **1 Oldfield View High Street Bray Maidenhead SL6 2AG**
Appellant: The Fat Duck Ltd **c/o Agent:** Mr Robert Reynolds Planning And Development Partnership
Wash Hill Cottage Wash Hill Wooburn Green High Wycombe HP10 0JA