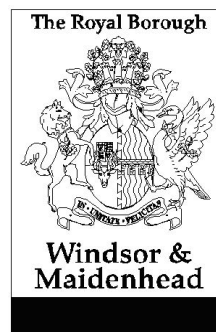


**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD  
PLANNING COMMITTEE**

**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

**Planning Appeals Received**

**11 November 2016 - 9 December 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 PIns reference number and write to the relevant address, shown below.

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

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

**Ward:**

**Parish:**

**Appeal Ref.:** 16/60102/REF      **Planning Ref.:** 16/01700/FULL      **PIns Ref.:** APP/T0355/D/16/3159482

**Date Received:** 18 November 2016      **Comments Due:** Not Applicable

**Type:** Refusal      **Appeal Type:** Householder

**Description:** Two storey side and rear extension

**Location:** **3 Golden Ball Lane Maidenhead SL6 6NW**

**Appellant:** Mr Nigel Braithwaite **c/o Agent:** Mr Michael Drake Michael Drake Architects Ltd 83 Greenbank Road Greenbank Bristol BS5 6HE

**Ward:**

**Parish:** Bray Parish

**Appeal Ref.:** 16/60103/REF      **Planning Ref.:** 15/02885/FULL      **PIns Ref.:** APP/T0355/W/16/3158516

**Date Received:** 29 November 2016      **Comments Due:** 3 January 2017

**Type:** Refusal      **Appeal Type:** Hearing

**Description:** Change of use of land for the stationing of 2 gypsy caravan pitches for residential purposes with the formation of hardstanding, construction of 2 utility/dayrooms

**Location:** **Land Rear of Stratton Cottages Fifield Road Fifield Maidenhead**

**Appellant:** Ms Sandra Bull **c/o Agent:** Mr Matthew Green Green Planning Studio Ltd Unit D Lunesdale Shrewsbury Upton Magna SY4 4TT



# Appeal Decision Report

9 November 2016 - 9 December 2016

## MAIDENHEAD

**Appeal Ref.:** 15/00069/REF      **Planning Ref.:** 15/00522/FULL      **Plns Ref.:** APP/T0355/W/15/3  
131046

**Appellant:** Mr Wayne Owen **c/o Agent:** Mr Matthew Green Green Planning Studio Ltd Unit D Lunesdale Shrewsbury Upton Magna SY4 4TT

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

**Description:** Change of use of land for stations of caravans for residential purposes for 2 no gypsy pitches together with the formation of hardstanding and day rooms ancillary to the use. (Retrospective).

**Location:** **Brayfield Stables Windsor Road Water Oakley Windsor SL4 5UJ**

**Appeal Decision:** Allowed      **Decision Date:** 11 November 2016

**Main Issue:** The proposal would have harmful implications for the Green Belt in terms of inappropriateness, erosion of the openness of the Green Belt and encroachment in the countryside. In accordance with national policy this harm is given substantial weight. The site is accessible to local services and the scale of the development would dominate the settled community. There would be some social and economic benefits from a settled base and there would be limited harm to the rural character and appearance of the countryside. However, the Council cannot demonstrate a 5 year supply of deliverable traveller sites. There is a clear and immediate need to accommodate gypsies in the Borough and region and there is no immediate prospect that unmet need will be satisfied in the immediate future. There are no other sites at the current times and if the families were forced to leave the site it is likely they would resort to living on an unauthorised roadside encampment, which is not conducive to their health and well being. However, the Inspector was not persuaded that a permanent permission for the development should be granted.

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**Appeal Ref.:** 15/00070/ENF      **Enforcement Ref.:** 14/50179/ENF      **Plns Ref.:** APP/T0355/C/15/3  
131044

**Appellant:** Mr Lee Cooper And Mr Wayne Owen **c/o Agent:** Mr Matthew Green Green Planning Studio Ltd Unit D Lunesdale Shrewsbury Upton Magna SY4 4TT

**Decision Type:** Issue Notice      **Officer Recommendation:** Issue Notice

**Description:** Appeal against the Enforcement Notice: Condition 4 of the appeal decision (planning application: 10/00461) has not been complied with.

**Location:** **Brayfield Stables Windsor Road Water Oakley Windsor SL4 5UJ**

**Appeal Decision:** Part Allowed      **Decision Date:** 11 November 2016

**Main Issue:** The appeals succeeds on grounds (f) works required to comply with the Notice and (g) compliance period but otherwise the Notice is upheld subject to corrections and variations in the terms in the formal decisions.

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**Appeal Ref.:** 16/60079/REF      **Planning Ref.:** 15/03965/FULL      **Plns Ref.:** APP/T0355/W/16/3  
152866

**Appellant:** Mr And Mrs R Ting **c/o Agent:** Mr Bob Berry Bob Berry Architect Ltd Dell Cottage Horsemoor Lane Winchmore Hill Amersham Bucks HP7 0PL

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

**Description:** Construction of porch, single storey rear extension, first and second floor front extension, first and second floor rear extension, with new lift location and amendments to fenestration's

**Location:** **White Lodge Bisham Road Bisham Marlow SL7 1RP**

**Appeal Decision:** Dismissed      **Decision Date:** 9 November 2016

**Main Issue:** The Inspector agreed with the Council that the proposal would result in a disproportionate addition to the building that amounted to inappropriate development in the Green Belt and that the application failed the Sequential Test.

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**Appeal Ref.:** 16/60085/NOND      **Planning Ref.:** 16/00321/FULL      **Plns Ref.:** APP/T0355/W/16/3  
ET      154520

**Appellant:** Nascot Homes Ltd **c/o Agent:** Mr Nicholas Cobbold Bell Cornwell Partnership Oakview House Station Road Hook Hampshire RG27 9TP

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

**Description:** Construction of 6 x apartments and 4 x dwellings following demolition of existing dwelling.

**Location:** **33 Cannon Court Road Maidenhead**

**Appeal Decision:** Dismissed      **Decision Date:** 7 December 2016

**Main Issue:** The apartment building to the front would appear greater in scale than the building and neighbouring residential development and the under-croft access, elaborate detailing, and extend of parking to the front would be out of keeping. To the rear, the proposed buildings and hardstanding would result in a substantial loss of the existing green open area that is characteristic of neighbouring plots and their scale would also be substantial at odds with the development pattern, along the western side of Cannon Court Road. There would be actual and perception of loss of privacy and increase in noise and disturbance from the parking area to no. 35 Cannon Court Road to the detriment of their amenity

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**Appeal Ref.:** 16/60087/REF      **Planning Ref.:** 16/01347/FULL      **Plns Ref.:** APP/T0355/D/16/  
3157641

**Appellant:** Mr Ian Affleck **c/o Agent:** Mr Freddy Felix Studio Felix Ltd 14 Mellor Close Walton On Thames KT12 3RX

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

**Description:** First floor side extension.

**Location:** **Westwood House Walgrove Gardens White Waltham Maidenhead SL6 3SL**

**Appeal Decision:** Dismissed      **Decision Date:** 17 November 2016

**Main Issue:** The proposal would appear visually as more of a continuation of the existing bulk of the property than as a subservient addition to it. The proposal would clearly add to the perceived bulk of the property. Whilst the extension would be comparatively modest it is nonetheless significant with regard to the particular context in which it is proposed. Consequently in terms of size relative to the property at present, and with regard to the scale, bulk, and the prominence of the proposal, the Inspectors view of the proposal would on balance amount to a disproportionate addition to the original dwelling. The proposal would result in harm to the Green Belt by virtue of being inappropriate development. Further harm would result from its effect upon the openness of the Green Belt, albeit that this additional harm would be limited. Paragraph 88 of the Framework requires that any harm to the Green Belt is given substantial weight, and that very special circumstances justifying harmful development will not exist unless any harm is clearly outweighed by other considerations. Very special circumstances have not been demonstrated, and the proposal therefore does not accord with the approach in saved policy GB1 of the Local Plan and with relevant elements of the Framework.

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**Appeal Ref.:** 16/60095/REF      **Planning Ref.:** 16/01317/FULL      **Plns Ref.:** APP/T0355/D/16/3159328  
**Appellant:** Miss G Shepherd **c/o Agent:** Mr Eric Bolton Newtown House Newtown Road Henley On Thames Oxon RG9 1HG  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Single storey front and rear extensions  
**Location:** **4 Choseley Road Knowl Hill Reading RG10 9YT**  
**Appeal Decision:** Allowed      **Decision Date:** 21 November 2016

**Main Issue:** The Inspector found that the daylight and sunlight and outlook of 4A will not be materially harmed, because of the distance from their conservatory and because of their timber shed, and the 1.8m fence, and because of the flat roof of the proposed extension. The light entering the kitchen of 2A would not be reduced to an unacceptable degree because of the height of the proposed extension. Their outlook would not be reduced to an unacceptable degree. The amount of west sunlight to the garden of 2A would not be reduced to a harmful degree. The outlook from the garden would not be changed to a harmful degree, nor would the extension be overbearing. The proposal would not harm the amenities of the neighbours in terms of light and outlook.

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**Appeal Ref.:** 16/60096/REF      **Planning Ref.:** 16/01491/FULL      **Plns Ref.:** APP/T0355/D/16/3157893  
**Appellant:** Mr Craig Irvine 4 Gordon Road Maidenhead SL6 6BT  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**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**  
**Appeal Decision:** Allowed      **Decision Date:** 21 November 2016

**Main Issue:** The Inspector concludes that from their visit to the site and the surrounding streets, they do not consider that the number of parking spaces for the proposed development would be unreasonable nor would it result in unsustainable pressure on the street parking in the area. Furthermore, the site is in a relatively sustainable location, within walking distance of the railway station and the town centre.

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