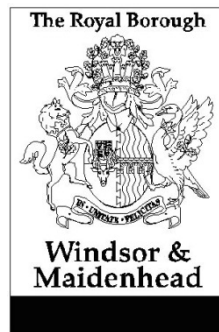


Planning Appeals Received

2 December 2016 - 22 December 2016



WINDSOR RURAL

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

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: Old Windsor Parish

Appeal Ref.: 16/60108/ENF

Enforcement Ref.: 14/50593/ENF

PIns Ref.: APP/T0355/C/16/3162055

Date Received: 15 December 2016

Comments Due: 26 January 2017

Type: Enforcement Appeal

Appeal Type: Inquiry

Description: Appeal against the Enforcement Notice for an extension that has been sub-divided and is being used as a separate unit with insufficient parking bays not built in accordance with plans, planning permission: 11/00661/FULL

Location: **Fleur De Lys 2A Straight Road Old Windsor Windsor SL4 2RL**

Appellant: Miss Buttigieg **c/o Agent:** Mr Nicholas Kingsley-Smith Kingsley Smith Solicitors Llp 81 High Street Chatham Kent ME4 4EE

Appeal Decision Report

2 December 2016 - 22 December 2016



WINDSOR RURAL

Appeal Ref.: 16/60086/REF **Planning Ref.:** 16/01352/FULL **Plns Ref.:** APP/T0355/W/16/3154594

Appellant: Mr Ranjit Singh Khinda **c/o Agent:** Mr Stephen Connell GC Planning Partnership Ltd
Bedford I-Lab Stannard Way Priory Business Park Bedford MK44 3RZ

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

Description: Erection of detached dwelling.

Location: **Land Between 9 And 15 Fairfield Approach Wraysbury Staines**

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

Main Issue: The main issues in this appeal are the consequences of the proposed development on flood risk and the effects on protected species. The appeal fails to demonstrate that the proposal cannot be located on a site with a lower flood risk and therefore fails the Sequential Test. The Sequential Assessment submitted by the applicant was considered to be limited and unrobust. As the proposal fails the Sequential Test, the exception test does not fall to be considered. The Ecology Survey makes a number of recommendations to deal with a situation where reptiles were found to be on the site and the Planning Inspector was satisfied that these could be secured by the use of a suitably worded planning condition if the appeal were allowed.
