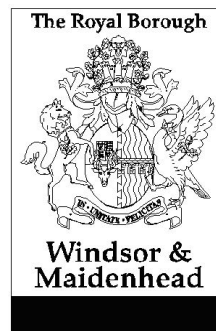


## Planning Appeals Received

9 October 2015 - 5 November 2015

### 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 [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) 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)

**Parish/Ward:** Sunninghill And Ascot Parish  
**Appeal Ref.:** 15/00078/REF      **Planning Ref.:** 15/00292/FULL      **Plns Ref.:** APP/T0355/W/15/3134104  
**Date Received:** 9 October 2015      **Comments Due:** 13 November 2015  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Erection of 2 new dwellings with associated garaging, following demolition of existing dwelling.  
**Location:** 48 Llanvair Drive Ascot SL5 9LN  
**Appellant:** Mr And Mrs T Brocklehurst **c/o Agent:** Ms Nicola Broderick NMB Planning Ltd 124 Horton Road Datchet Slough SL3 9HE

**Parish/Ward:** Sunningdale Parish  
**Appeal Ref.:** 15/00079/REF      **Planning Ref.:** 15/01428/FULL      **Plns Ref.:** APP/T0355/W/15/3131009  
**Date Received:** 14 October 2015      **Comments Due:** 18 November 2015  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Erection of detached dwelling with new access  
**Location:** Land At Oakwood House 15 Sunning Avenue Sunningdale Ascot  
**Appellant:** Mr And Mrs R Bond **c/o Agent:** Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor Berkshire SL4 3EX

**Parish/Ward:** Sunningdale Parish  
**Appeal Ref.:** 15/00084/REF      **Planning Ref.:** 14/03771/FULL      **Plns Ref.:** APP/T0355/W/15/3127972  
**Date Received:** 21 October 2015      **Comments Due:** 25 November 2015  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Construction of 6x 4 bed dwellings, with associated access, parking, landscaping and infrastructure, following demolition of existing dwelling.  
**Location:** 2 Sunning Avenue Sunningdale Ascot SL5 9PN  
**Appellant:** Bewley Homes And Joint LPA Receivers of Savills Uk Ltd **c/o Agent:** Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor Berkshire SL4 3EX



# Appeal Decision Report

9 October 2015 - 5 November 2015

## WINDSOR RURAL

**Appeal Ref.:** 15/00042/MINC **Planning Ref.:** 15/00072/ADV **Plns Ref.:** APP/T0355/Z/15  
OM /3026351

**Appellant:** Mitchells And Butlers Retail Ltd **c/o Agent:** Mr Andy Rushby Assent Planning Consultancy  
Ltd Unit 4 Navigation Court Calder Park Wakefield West Yorkshire WF2 7BJ

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

**Description:** Consent to display 2x internally illuminated fascia signs, 4 x non illuminated signs and 2 x  
internally illuminated signs. (retrospective)

**Location:** **The Bells of Ousley Straight Road Old Windsor Windsor SL4 2SH**

**Appeal Decision:** Dismissed **Decision Date:** 12 August 2015

**Main Issue:** The existing public house is an existing commercial presence in what is preponderantly a residential area. Notwithstanding that, it is reasonable, in principle, to allow a public house to advertise its presence. However, the advertisements that have been installed on and around the building make the building appear cluttered and the site overburdened with signage. This proliferation is seen as a pronounced and obtrusive addition to the street-scene, which appears as a strident contrast with the surrounding residential area. On that basis, the advertisements have had a significantly harmful impact on the building, and, as a result, the amenity of the wider area. This brings them into conflict with the approach of the Framework and Policy ADV1 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted in June 2003), which is a material consideration. This policy states that advertisements that would be out of keeping with the character of a building or its surroundings or would be detrimental to amenity by reason of, amongst other things, general design, size and position, will not be permitted.

**Appeal Ref.:** 15/00048/REF **Planning Ref.:** 14/03801/FULL **Plns Ref.:** APP/T0355/W/15/  
3074181

**Appellant:** Mr Martin Bredner- Wentworth Homes **c/o Agent:** Mr Ian Phillips Cunnane Town Planning  
Churchward House 4 Foundry Court Gogmore Lane Chertsey Surrey KT16 9AP

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

**Description:** Erection of 3x detached two storey dwellings with access driveways following the demolition  
of 9 Llanvair Close.

**Location:** **9 Llanvair And Rear of 11 Llanvair Close Ascot**

**Appeal Decision:** Dismissed **Decision Date:** 4 November 2015

**Main Issue:** The Inspector commented that the form and layout of the proposed development has two insurmountable shortcomings, the first regarding the cramped arrangement of the forward part of Plot 1 and the access drive from Llanvair Close and, the second, concerning the visual impact on Hurstwood. The Inspector commented that the dwelling on Plot 3 would appear unduly dominant especially when viewed from the rear of No 47 Hurstwood and its immediate neighbours. The Inspector considered that these considerations demonstrate that the proposed development would be significantly out of character with the surrounding area and in conflict with the provisions of Policies DG1, H10, H11 and NP/DG1-2. The Inspector also concluded that the socio-economic benefit of two additional dwellings would be demonstrably outweighed by the environmental harm to the character of the local area and to neighbouring amenity.

**Appeal Ref.:** 15/00051/REF      **Planning Ref.:** 15/00525/FULL      **Plns Ref.:** APP/T0355/W/15/  
3063811

**Appellant:** Mount Kellet Limited **c/o Agent:** Mr Sam Tiffin Progress Planning 5 Emenio Station Road  
Beaconsfield Buckinghamshire HP9 1AU

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

**Description:** Six detached dwellings with access from Nursery Place following demolition of the existing  
properties.

**Location:** **6 - 7 Newton Lane Old Windsor Windsor**

**Appeal Decision:** Allowed      **Decision Date:** 23 October 2015

**Main Issue:** The appeal Inspector considered that the siting and layout of the proposed development  
would be similar to that of the recently completed development to the north and would not  
appear out of place with its surroundings. The Inspector expressed the opinion that it would  
provide a suitable transition between the recently completed scheme and the generally  
smaller scale established buildings in Newton Lane and there was no reason why it would  
not create a safe and secure environment. He concluded there would be no harm to  
character and no conflict with the NPPF and Local Plan Policies DG1, H10, H11. The  
Inspector also concluded that the proposed development would not unduly harm the living  
conditions of the adjoining occupiers.

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