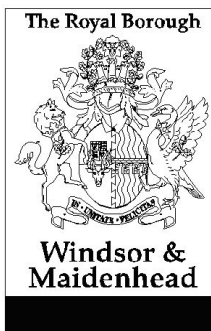


**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

Appeal Decision Report

3 March 2017 - 31 March 2017



MAIDENHEAD

Appeal Ref.: 16/60098/REF **Planning Ref.:** 15/04034/FULL **Plns Ref.:** APP/T0355/Y/16/
3156321

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

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

Description: Change of use to provide overnight accommodation

Location: **1 Oldfield View High Street Bray Maidenhead SL6 2AG**

Appeal Decision: Allowed **Decision Date:** 23 March 2017

Main Issue: The loss of one residential unit would be outweighed by the benefits associated with a use supported in-keeping with contributing to the tourist trade and supporting the local economy matters. The proposals would also assist in ensuring the restoration and safeguard the listed building.

Appeal Ref.: 16/60103/REF **Planning Ref.:** 15/02885/FULL **Plns Ref.:** APP/T0355/W/16/3
158516

Appellant: Ms Sandra Bull **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 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**

Appeal Decision: Allowed **Decision Date:** 3 March 2017

Main Issue: Granted temporary and personal permission until 3rd March 2020. The appeal site is in the Green Belt and all parties agreed that the proposal was inappropriate development to which substantial weight was given. The Inspector considered there to be significant loss of openness to the Green Belt but the proposal would not be contrary to any of the purposes of the Green Belt. In favour of the proposal, the Inspector gave "very significant weight" to the general need for gypsy sites in the borough and a lack of five year housing land supply. The failure of policy to make provision for gypsy sites over a long period, the lack of realistic alternatives to a Green Belt location and the accessible location of the site within the existing development envelope, all attracted moderate weight. The poor health of the appellant and the importance of a settled base for him and his family, including the best interests of the child, was given additional significant weight. Temporary and personal permission was granted as the harm was clearly outweighed by other considerations so as to amount to the very special circumstances.

Appeal Ref.: 16/60107/REF **Planning Ref.:** 16/01063/VAR **Plns Ref.:** APP/T0355/W/16/3
164407

Appellant: Mr Anton DeLeeuw **c/o Agent:** Mr Brian Gatenby Get Planning Ltd 63 Cedar Road Sutton
Surrey SM2 5DJ

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

Description: Two-year extension of prior limited period permission [12/02226] for siting of temporary
buildings (two workshops, office buildings and stores) with external display of cars for sale
within the site boundary, and ancillary parking, for a motor vehicle dealership as approved
under planning permission 14/00158 without complying with condition 1 (timescale) to extend
timescale for a further 2 years.

Location: **Nene Overland Stafferton Way Maidenhead SL6 1AY**

Appeal Decision: Allowed **Decision Date:** 24 March 2017

Main Issue: Building does not appear discordant or obtrusive and does not harm the character of the area
which includes retail and business units in a variety of forms and functional styles. Additional
time to establish the business and prepare a proposal for a permanent building is reasonable.
Removal leaving an empty site for some months possibly years would not contribute positively
to the character and appearance of the area.

Appeal Ref.: 17/60008/REF **Planning Ref.:** 16/02260/FULL **Plns Ref.:** APP/T0355/D/16/
3165825

Appellant: Mr And Mrs P Catchpole 24 Clarefield Drive Maidenhead SL6 5DP

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

Description: Part single part two storey side/rear extension, widened front dormer, enlargement and
conversion of loft into habitable accommodation to form gable end with 3 x rear dormers,
front porch and amendments to fenestration.

Location: **24 Clarefield Drive Maidenhead SL6 5DP**

Appeal Decision: Dismissed **Decision Date:** 3 March 2017

Main Issue: The Inspector found that the proposal is contrary to one of the core planning principles of the
National Planning Policy Framework which is to always seek to secure high quality design
and a good standard of amenity for all existing and future occupants of land and buildings.
Also the proposal would be contrary to Policies DG1 and H14 of the Local Plan which
requires extensions do not have any adverse effect upon the character and appearance of
the original property or the street scene in general.

Appeal Ref.: 17/60016/REF **Planning Ref.:** 16/02364/FULL **Plns Ref.:** APP/T0355/D/16/3
165965

Appellant: Mr Kevin Shea **c/o Agent:** Mr Derek Ingram 8 Garthlands Maidenhead SL6 7PJ

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

Description: Single storey rear extension and amendments to fenestration on side elevation

Location: **25 Moor Lane Maidenhead SL6 7JX**

Appeal Decision: Dismissed **Decision Date:** 14 March 2017

Main Issue: The proposal would dominate the rear garden and appear as an excessive and incongruous addition that would be both out of scale with and at odds with the modest credentials of the bungalow as originally constructed. For these reasons, the proposals would fail the test of subservience. The proposal would be out of keeping with the established character of the immediately surrounding area, which comprises the bungalows as originally constructed, some with very modest extensions. The development as proposed would be harmful to the character and appearance of the host building and that of the surrounding area, and would be contrary to Policy H14 (1) of the Local Plan.



Planning Appeals Received

4 March 2017 - 31 March 2017

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

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: Cox Green Parish
Appeal Ref.: 17/60027/NONDET **Planning Ref.:** 16/01621/FULL **PIns Ref.:** APP/T0355/W/17/3167276
Date Received: 7 March 2017 **Comments Due:** 11 April 2017
Type: Non-determination **Appeal Type:** Written Representation
Description: Detached dwelling with parking and amenity space following demolition of existing outbuildings
Location: **Land At Sunnyside Lock Lane Maidenhead**
Appellant: Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

Ward:

Parish: Maidenhead Unparished
Appeal Ref.: 17/60030/REF **Planning Ref.:** 16/03431/FULL **PIns Ref.:** APP/T0355/D/17/3168766
Date Received: 21 March 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Detached outbuilding (retrospective)
Location: **22 Ray Lea Close Maidenhead SL6 8QW**
Appellant: Mr Nassar Ali c/o **Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

Ward:

Parish: Cox Green Parish
Appeal Ref.: 17/60032/REF **Planning Ref.:** 16/02868/CLU **PIns Ref.:** APP/T0355/X/17/3169871
Date Received: 24 March 2017 **Comments Due:** 5 May 2017
Type: Refusal **Appeal Type:** Written Representation
Description: Certificate of lawfulness to determine whether the use of the indoor swimming pool by Wctd Limited for teaching swimming lessons for a maximum of 13 hours per week is lawful.
Location: **4 Bramble Drive Maidenhead SL6 3NX**
Appellant: Mrs Karen Woolland c/o **Agent:** Miss Sophie Morris Oak Burn College Rise Maidenhead SL6 6BP