

Appeal Decision Report

26 May 2017 - 23 June 2017

MAIDENHEAD

www.rbwm.gov.uk



Appeal Ref.: 16/60112/PRPA **Planning Ref.:** 16/02471/TPO **Plns Ref.:** ENV/3162630
Appellant: Mr And Mrs King **c/o Agent:** Mr Matthew Vaughan Four Seasons Tree Care Ltd 1 Beech Road Thame OX9 2AL
Decision Type: Delegated **Officer Recommendation:** Partial Refusal/Partial Approval
Description: T1 (London Plane); crown reduce by around 25% (circa 3m) from the overall height and radial crown spread.
Location: **6 Astor Close Maidenhead SL6 1XQ**
Appeal Decision: Part Allowed **Decision Date:** 14 June 2017
Main Issue: The appeal is dismissed insofar as it relates to the works originally applied for (30% crown reduction). The appeal is allowed insofar as it relates to the revised specification submitted with the appeal dated 4 November 2016. Namely, the reduction of the crown height by approximately 20% by reducing the overall height by up to 2.5 metres and the radial spread by the same amount of the London Plane protected by the Land at Astor Close Maidenhead Tree Preservation Order, subject to the following conditions: 1) The work for which consent is hereby granted shall be implemented within two years from the date of this decision. 2) All of the aforementioned work shall be carried out in accordance with British Standard BS3998:2010 Tree Work - Recommendations.

Appeal Ref.: 17/60017/NOND ET **Planning Ref.:** 16/02349/OUT **Plns Ref.:** APP/T0355/W/17/316640
Appellant: Mr Jake Collinge
Decision Type: Delegated **Officer Recommendation:** Would Have Refused
Description: Outline application (access) with other matters reserved for the erection of 8 No. detached two storey dwellings with access, parking and amenity space following the demolition of 2 No. existing dwellings.
Location: **20 And 24 Braywick Road Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 13 June 2017
Main Issue: The main issue was the impact of the proposal upon the character and appearance of the area including reference to trees, and taking account of local housing needs, whether any adverse impacts would significantly and demonstrably outweigh any benefits. The character along this part of Braywick Road is "leafy suburban" and there are a number of important trees within the site. While the construction of the dwellings for plots 7 and 8 could be kept outside the canopy spread and Root Protection Areas, the protected oak (T11) would cast a substantial shadow over much of the proposed garden areas for both of these dwellings. The Council could not control domestic activities in the rear gardens and such activities would adversely impact these trees, which contribute to the leafy character of the area. The Inspector found that the scale of development would result in the loss of or damage to important features which contribute to the character and appearance of the area. This would constitute poor design and not comply with local and national planning policy. The harm to the trees significantly outweighs the benefits of the proposal in terms of contributing to the housing supply. The proposal would not be a sustainable form of development.

Appeal Ref.: 17/60043/REF **Planning Ref.:** 16/03423/FULL **Plns Ref.:** APP/T0355/D/
17/3170933

Appellant: S Puri **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane
Windsor Berkshire SL4 5EN

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

Description: Two storey side, first floor side and single storey rear extension (amendment to planning
permission 15/00122).

Location: **37 The Bingham's Maidenhead SL6 2ES**

Appeal Decision: Allowed **Decision Date:** 15 June 2017

Main Issue: The Inspector concluded that the proposal would not harm the character or appearance
of the house or the local street scene. It would therefore accord with the aims of Policies
DG1 and H14 of the Local Plan and the National Planning Policy Framework, to secure
high quality design and to ensure that extensions do not adversely affect the original
property or the street scene.

Appeal Ref.: 17/60044/REF **Planning Ref.:** 16/03680/FULL **Plns Ref.:** APP/T0355/D/17/
3170221

Appellant: Mr A Richards **c/o Agent:** Mr David Bates Domus Design Associates The Gatehouse
Sonning Lane Sonning Reading RG4 6ST

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

Description: Two storey rear extension.

Location: **Willow Place Oakley Green Road Oakley Green Windsor SL4 4PZ**

Appeal Decision: Allowed **Decision Date:** 21 June 2017

Main Issue: The Council stated that this proposal would amount to an increase of 43.5% measured in
terms of floorspace and it appeared to the Inspector that the increase in volume would be
around the same figure. This scale of increase appeared to the Inspector to be generally
reasonable, amounting to a relatively minor addition. In this case, the original house is not
particularly large so the proposed extension is also not overlarge. The narrow plan and set
down of the proposal mean that it would not be overly bulky in comparison to the original
house despite its length. The Inspector concluded that the proposed extension would not
amount to a disproportionate addition over and above the size of the original building. The
proposal is therefore not inappropriate in the Green Belt and accords with paragraphs 87 and
89 of the Framework and LP Policies GB1 and GB4. In these circumstances, there is no
need to consider the impact on the openness of the Green Belt.

Planning Appeals Received

26 May 2017 - 23 June 2017

www.rbwm.gov.uk



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: Maidenhead Unparished

Appeal Ref.: 17/60060/PRPA **Planning Ref.:** 16/03566/TPO **PIns Ref.:** APP/TPO/T
0355/6155

Date Received: 20 June 2017 **Comments Due:** Not Applicable

Type: Part Refusal/Part Approval **Appeal Type:** Fast track

Description: (T1) Beech - Crown thin by 20% and prune back branches overhanging 9 Greenways Drive to give 3m clearance from roof and guttering.

Location: **10 Greenways Drive Maidenhead SL6 5DU**

Appellant: Mr John Hayes **c/o Agent:** Mr Simon Hawkins Merewood Arboricultural Consultancy Services Gregory Road Hedgerley SL2 3XW