

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

Appeal Decision Report

16 October 2015 - 12 November 2015

MAIDENHEAD



Appeal Ref.: 15/00040/REF **Planning Ref.:** 14/02230/FULL **Plns Ref.:** APP/T0355/W/15/3017307

Appellant: Mr P Cussans **c/o Agent:** Mr Allen Watson Buttery And Watson 78 Altwood Road Maidenhead Berkshire SL6 4PZ

Decision Type: Committee **Officer Recommendation:** Defer and Delegate

Description: Change of use of existing ground and first floor office accommodation, with two storey rear/loft extension, to provide 4 x additional 1-bed flats (C3) and to enlarge the existing loftspace flat (AMENDED DESCRIPTION).

Location: **Teleport Park The Pound Cookham Maidenhead SL6 9QE**

Appeal Decision: Allowed **Decision Date:** 26 October 2015

Main Issue: Both the parking areas to the front and rear are incapable of refuse vehicles to turn and manoeuvre on the site. Parking or stopping to the front of the site would not be possible owing to the current road conditions on The Pound, but it does not follow that such vehicles would inevitably use the rear access track and no evidence has been provided that the proposal would lead to a substantial increase in service or refuse traffic over the existing use. As such, there is no obvious reason why the proposal would exacerbate or lead to the worsening of highway safety owing to the absence of service and refuse on-site turning facilities. The placement of refuse awaiting collection would be an infrequent and limited to short periods and the Listed Buildings are some distance away and so the proposal is not considered to harm the setting of the Listed Buildings and would preserve the special interest of the building.

Appeal Ref.: 15/00049/REF **Planning Ref.:** 15/01179/FULL **Plns Ref.:** APP/T0355/W/15/3130131

Appellant: Mr David Pearl **c/o Agent:** Mr Michael Williams - Michael Williams Planning 17 Chestnut Drive Windsor Berks

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

Description: Construction of detached dwelling following demolition of 6 existing buildings

Location: **Compound At Thrift Wood Farm Ockwells Road Maidenhead**

Appeal Decision: Allowed **Decision Date:** 28 October 2015

Main Issue: The Inspector found that the site moved from agriculture to a 'sui generis' use many years ago. He considered it to be 'previously developed land'. The proposal is not inappropriate development. It would enhance the openness and preserve the character and appearance of the Green Belt.

Appeal Ref.: 15/00052/REF **Planning Ref.:** 15/00637/FULL **Plns Ref.:** APP/T0355/D/15/3065795

Appellant: Mr Baljit Johal **c/o Agent:** Mr Michael Evans Evans Planning And Development 18 Webb Court Wokingham Berkshire RG40 5YR

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

Description: Rear conservatory (Retrospective)

Location: **5 The Courtyard Maidenhead SL6 4FZ**

Appeal Decision: Allowed **Decision Date:** 30 October 2015

Main Issue: The conservatory does not harm the character and appearance of the host dwelling. Accordingly, the built development complies with Policies DG1 and H14 of the Royal Borough of Windsor and Maidenhead Local Plan (LP) (Incorporating Alterations adopted June 2003), which collectively and amongst other matters, requires extensions not to have any adverse effect upon the character and appearance of the original property or cause harm to the character of the surrounding area by reason of cramped development or loss of important features which contribute to that character. The conservatory does not harm the living conditions of the neighbouring property, having regard to light and outlook. Accordingly, the development complies with Policy H14 of the LP, which amongst other matters, requires extensions not to cause unacceptable loss of light or significantly affect amenities.

Appeal Ref.: 15/00062/REF **Planning Ref.:** 15/01067/FULL **Plns Ref.:** APP/T0355/D/15/3131068

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

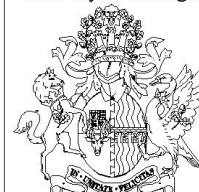
Decision Type: Delegated **Officer Recommendation:** Refuse

Description: Two storey side and rear extension

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

Appeal Decision: Dismissed **Decision Date:** 3 November 2015

Main Issue: The Inspector found that this would be a disproportionate increase in the size of the original house, and the proposal is therefore inappropriate development in the Green Belt and would be harmful to the Green Belt. She also found that it would unacceptably reduce the openness of the Green Belt.



Planning Appeals Received

15 October 2015 - 12 November 2015

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 www.planningportal.gov.uk/pca Should you wish to make comments in connection with an appeal, please use the Plns 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

Parish/Ward: Cookham Parish
Appeal Ref.: 15/00082/REF **Planning Ref.:** 15/02047/FULL **Plns Ref.:** APP/T0355/D/15/3135389

Date Received: 15 October 2015 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Single storey side extension and raising of existing roof to accommodate bedroom en-suite on first floor

Location: **The Lodge Frayle Alleyns Lane Cookham Maidenhead SL6 9AD**
Appellant: Mr Richard Ground **c/o Agent:** Ms Deirdre Wells Red Kite Development Consultancy Redlands Wing Maidenhead Court Park Maidenhead SL6 8HN

Parish/Ward: Cookham Parish
Appeal Ref.: 15/00083/REF **Planning Ref.:** 15/01668/FULL **Plns Ref.:** APP/T0355/D/15/3135924

Date Received: 19 October 2015 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Part single, part two storey side and rear extension, 1 No. rooflight to single storey extension, 1 No. light tube and alterations to first floor side elevation.

Location: **63 St Marks Crescent Maidenhead SL6 5DQ**
Appellant: Ms Lesley Brookman **c/o Agent:** Mr Pete Nicholson Developments In Design Ltd 24 Rectory Road Wokingham Berkshire RG40 1DH

Parish/Ward: Cookham Parish
Appeal Ref.: 15/00085/REF **Planning Ref.:** 15/01761/FULL **Plns Ref.:** APP/T0355/D/15/3136441

Date Received: 26 October 2015 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Construction of garage/garden machinery store

Location: **Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA**
Appellant: Mr Papazoglou **c/o Agent:** Mr Allen Watson Buttery And Watson Berry House 78 Altwood Road Maidenhead Berkshire SL6 4PZ

Parish/Ward: Cookham Parish
Appeal Ref.: 15/00087/REF **Planning Ref.:** 15/01667/FULL **Plns Ref.:** APP/T0355/W/15/3133609

Date Received: 9 November 2015 **Comments Due:** 14 December 2015

Type: Refusal **Appeal Type:** Written Representation
Description: Conversion of the existing annexe to an independent semi-detached dwelling. Single storey rear extension and extension to entrance porch and pitched roof over existing flat roof.
Location: **Four Gables 62 Lower Cookham Road Maidenhead SL6 8JZ**
Appellant: Mrs Jackie Roberts **c/o Agent:** Mr Peter Smith PJSA Chartered Surveyors Ltd The Old Place Lock Path Dorney Windsor SL4 6QQ