



## Appeal Decision Report

12 August 2017 - 7 September 2017

## WINDSOR RURAL

**Appeal Ref.:** 16/60088/PRPA    **Planning Ref.:** 16/02142/TPO    **Plns Ref.:** APP/TPO/T035  
5/5485

**Appellant:** Mr Timothy Steeds Pegasus 3 Spinney Close Ascot SL5 7FS

**Decision Type:** **Officer Recommendation:** Partial  
Refusal/Partial  
Approval

**Description:** T1 Spruce - Fell and replace.

**Location:** **Pegasus 3 Spinney Close Ascot SL5 7FS**

**Appeal Decision:** Allowed    **Decision Date:** 30 August 2017

**Main Issue:** The Inspector concluded that felling would present an opportunity for replacement planting more in keeping with the area and which would better screen the built development. Trees of lower canopy would provide better screening and would break up the built form. The Inspector concluded that the appeal should be allowed subject to conditions requiring the works to be carried out within one year to the appropriate British Standard and requiring the planting of 2 silver birches during the next available planting season.

**Appeal Ref.:** 16/60108/ENF    **Enforcement Ref.:** 14/50593/ENF    **Plns Ref.:** APP/T0355/C/1  
6/3162055

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

**Decision Type:** No Further Action    **Officer Recommendation:** No Further Action

**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**

**Appeal Decision:** Allowed    **Decision Date:** 8 August 2017

**Main Issue:** The ground (d) appeal was dismissed but the Inspector concluded that the independent use of the accommodation does not harm the character of the area or the amenities of the residents of the main dwelling, neither does it materially affect the number of people at risk from flooding and it was considered that the accommodation has an acceptable level of amenity. Accordingly the ground (a) appeal was allowed and planning permission was granted for the use of a building as a separate residential unit.

**Appeal Ref.:** 17/60059/PRPA    **Planning Ref.:** 17/00249/TPO    **Plns Ref.:** APP/TPO/T035  
5/6152

**Appellant:** Mr And Mrs Mascarenhas Kenmore Cottage The Friary Old Windsor Windsor SL4 2NP

**Decision Type:** Delegated    **Officer Recommendation:** Partial  
Refusal/Partial  
Approval

**Description:** (T1) Cedar - Tip reduction of 20 branches in the crown of the tree by up to 3m. Removal of vertical branch at 9m on the southwest side of the tree. Tip reduce branches to east and south to give a clearance of 1.5m from phone lines. Tip reduce branches to maintain a clearance from of 2m from the roof of the house.

**Location:** **Kenmore Cottage The Friary Old Windsor Windsor SL4 2NP**

**Appeal Decision:** Part Allowed    **Decision Date:** 22 August 2017

**Main Issue:** The Inspector considered that the location of the proposed reduction of a vertical branch had not been clearly identified and was not satisfied that sufficient justification had been provided for this element of the proposed works. The Inspector noted the proposed reduction of 20 branches would reduce the contribution that the tree makes to the character and appearance of the area. The inspector also considered the impact of the works together with the condition of the tree and the constraints of the location. The Inspector concluded that the proposed reduction works were justified to allow for the retention of the tree with a sustainable relationship with the adjacent property.

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**Appeal Ref.:** 17/60061/REF    **Planning Ref.:** 16/03869/FULL    **Plns Ref.:** APP/T0355/D/1  
7/3175830

**Appellant:** Mr And Mrs P Rowe **c/o Agent:** Mr Christopher Arden 11 Galton Road Ascot Berkshire  
SL5 0BP

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

**Description:** Two storey side/rear extension

**Location:** **36 Beech Hill Road Ascot SL5 0BW**

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

**Main Issue:** The appeal is allowed subject to conditions. The proposed first floor side elevation bedroom window would provide adequate amenity for the resulting occupant (s). Due to its design and siting the proposed extension would cause limited harm to character and appearance of the street scene, but not enough to warrant refusal of the application.

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**Appeal Ref.:** 17/60062/REF    **Planning Ref.:** 16/03957/FULL    **Plns Ref.:** APP/T0355/D/1  
7/3175369

**Appellant:** Mr Alistair Macdonald **c/o Agent:** Mr Mark Philpot The Planning Consultancy Gateway  
(Unit 3) 83-87 Pottergate Norwich Norfolk NR2 1DZ

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

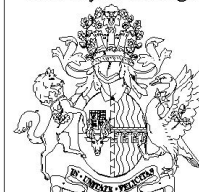
**Description:** Detached garage with office, wet room, toilet facilities and storage

**Location:** **Wilton House 13 Sunning Avenue Sunningdale Ascot SL5 9PN**

**Appeal Decision:** Dismissed    **Decision Date:** 4 September 2017

**Main Issue:** The Inspector found that the proposal would be detrimental to the character and appearance of the area by reason of the loss of protected trees. Whilst the Inspector did not consider that the proposal would harm the living conditions of neighbouring occupiers, it did not outweigh his concerns regarding its effect on the character and appearance of the area.

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## Planning Appeals Received

11 August 2017 - 7 September 2017

### 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](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)

**Ward:**

**Parish:** Sunninghill And Ascot Parish  
**Appeal Ref.:** 17/60078/REF      **Planning Ref.:** 17/00695/FULL      **PIns Ref.:** APP/T0355/W/17/3178453

**Date Received:** 15 August 2017      **Comments Due:** 19 September 2017  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Replacement single storey dwelling following the demolition of existing single storey retail store.

**Location:** **The Winsper Group Ltd Central Chambers 48B High Street Sunninghill Ascot SL5 9NF**

**Appellant:** Mr David Winsper **c/o Agent:** Mr Christopher Whitehouse Nextphase Developments Ltd Vantage Suite Virage Point Green Lane Cannock Staffordshire WS11 0NH

**Ward:**

**Parish:** Sunningdale Parish  
**Appeal Ref.:** 17/60080/REF      **Planning Ref.:** 16/03202/FULL      **PIns Ref.:** APP/T0355/D/17/3175740

**Date Received:** 16 August 2017      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Replace existing property border with new wall, pillars, rear fence panels and front railings (retrospective).

**Location:** **2 Oakdene Sunningdale Ascot SL5 0BU**

**Appellant:** Mr Stuart Kinner **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

**Ward:**

**Parish:** Sunninghill And Ascot Parish  
**Appeal Ref.:** 17/60082/REF      **Planning Ref.:** 16/03443/FULL      **PIns Ref.:** APP/T0355/D/17/3178951

**Date Received:** 21 August 2017      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder

**Description:** Two storey side extension

**Location:** **22 Murray Court Ascot SL5 9BP**

**Appellant:** Mr Christopher Barry **c/o Agent:** Mr Peter Bird Bird Charles Surveyors Ltd Unit 1 Queen Square Ascot Business Park Lyndhurst Road Ascot SL5 9FE