

Appeal Decision Report

14 October 2017 - 10 November 2017

MAIDENHEAD

Appeal Ref.: 17/60032/REF **Planning Ref.:** 16/02868/CLU **Plns Ref.:** APP/T0355/X/1
7/3169871

Appellant: Mrs Karen Woolland c/o **Agent:** Miss Sophie Morris Oak Burn College Rise Maidenhead
SL6 6BP

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

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**

Appeal Decision: Dismissed **Decision Date:** 23 October 2017

Main Issue: The Inspector concluded that the Appellant's use of the appeal property to provide
commercial swimming lessons gives rise to a change in the character of use of the
property. Furthermore, the increased comings and goings, including vehicle movements
and parking, go beyond what would be expected in association with a single family
dwellinghouse. The Inspector was satisfied that there has been a material change of use
and the Council's refusal of an LDC was well founded.

Appeal Ref.: 17/60071/REF **Planning Ref.:** 17/00327/OUT **Plns Ref.:** APP/T0355/W/1
7/3177826

Appellant: Mr And Mrs Scanlon c/o **Agent:** Mr Ifti Maniar J S A Architects Ltd Tavistock House
Waltham Road Maidenhead SL6 3NH

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

Description: Outline application (all matters reserved) for the construction of a new dwelling.

Location: **Land At Ballards Jobs Lane Cookham Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 18 October 2017

Main Issue: The proposal would not be limited infilling and would therefore be inappropriate
development, which is by definition harmful to the Green Belt. Harm would also be caused
by loss of openness, to which the Framework requires substantial weight is given. There
would also be harm to the character of the area. Very Special Circumstances have not
been demonstrated to justify the development.

Appeal Ref.: 17/60081/REF **Planning Ref.:** 17/00822/FULL **Plns Ref.:** APP/T0355/D/1
7/3179286

Appellant: Mr Philip Anderson **c/o Agent:** Mr Ifti Maniar JSA Architects Tavistock House Waltham Road Maidenhead SL6 3NH

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

Description: Rebuilding of existing rear garage building. Rear extension to connect garage building.

Location: **Crook Cottage High Road Cookham Maidenhead SL6 9HR**

Appeal Decision: Allowed **Decision Date:** 19 October 2017

Main Issue: The Inspector found that the proposed development would not have an unacceptably harmful effect on the character and appearance of the host property or the wider area. It would therefore not conflict with Policies DG1 and H14 of the Council's Local Plan 2003 (LP). The development would represent good design in the general overall context of paragraph 58 of the National Planning Policy Framework ('the Framework'). Similarly, it would not conflict with the guidance on extensions at G6.9a of the Cookham Village Design Statement Supplementary Planning Document 2013, (SPD). The development would be subordinate by way of its low height and sympathetic to the design of the original building through leaving the form and appearance of the cottage largely intact. It is also concluded that the proposed development would not have an unacceptably harmful effect on the living conditions of the neighbouring property with particular regard to light.

Appeal Ref.: 17/60084/REF **Planning Ref.:** 17/00876/FULL **Plns Ref.:** APP/T0355/D/1
7/3177671

Appellant: Mr And Mrs R And A Agrawal And Dixit **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning 3 Elizabeth Gardens Ascot SL5 9BJ

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

Description: The erection of two storey side extensions and part single part two storey rear extensions and installation of front gate to the existing boundary wall opening

Location: **The Chase Tollgate Maidenhead SL6 4LJ**

Appeal Decision: Allowed **Decision Date:** 19 October 2017

Main Issue: It was concluded that the effect of the proposed extensions on the character and appearance of the existing dwelling and its surroundings would not be harmful - although noticeably larger The Chase will remain a handsome building. There would therefore be no conflict with Policies DG1 & H14 of the Royal Borough of Windsor and Maidenhead Local Plan 2003 and Section 7 'Requiring Good Design' of the National Planning Policy Framework 2012.

Appeal Ref.: 17/60086/REF **Planning Ref.:** 17/01386/FULL **Plns Ref.:** APP/T0355/D/17/3179010

Appellant: Mr & Mrs Maxwell **c/o Agent:** Mr S Dodd Authorised Designs Ltd Bacchus House Ley Hill Chesham Buckinghamshire HP5 1UT

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

Description: Two storey rear extension, single storey side extension, front dormer window and replacement porch.

Location: **4 Forest View Cottages Forest Green Road Holyport Maidenhead SL6 2NS**

Appeal Decision: Dismissed **Decision Date:** 23 October 2017

Main Issue: The Inspector found that the proposed extensions would result in a disproportionate addition, over and above the size of the original building, and would amount to an inappropriate development in the Green Belt. He found that the proposed extensions would have a harmful effect on the openness of the Green Belt. There would thus be some conflict with the aims of Green Belt policy, as stated in the NPPF, to keep land permanently open and safeguard the countryside from encroachment. He found that the other considerations drawn to his attention, are insufficient clearly to outweigh the harm that would be caused to the Green Belt by reason of inappropriateness, which carries substantial weight, and the additional harm to its openness. The very special circumstances necessary to justify the development do not therefore exist and the proposed extensions would conflict with national policy set out in the NPPF and with LP Policies GB1, GB2 and GB4.

Appeal Ref.: 17/60092/REF **Planning Ref.:** 17/01012/FULL **Plns Ref.:** APP/T0355/D/17/3182376

Appellant: Mr And Mrs Phil And Donna Cavell **c/o Agent:** Ms Irum Khan IQ Planning Consultants 4 Kendor Avenue Epsom Surrey KT19 8RH

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

Description: Detached outbuilding (retrospective).

Location: **2 Wellington Cottages Warren Row Road Warren Row Reading RG10 8QX**

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

Main Issue: The Inspector did not find there to be any harm arising to the Green Belt or any other material consideration. It is considered that the development is not inappropriate development and is not deemed to have a harmful effect on openness.

Planning Appeals Received

14 October 2017 - 10 November 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 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

Ward:
Parish: Hurley Parish
Appeal Ref.: 17/60097/SOS **Planning Ref.:** 16/02814/FULL **Plns Ref.:** APP/T0355/V/
17/3185731
Date Received: 9 October 2017 **Comments Due:** 20 February 2018
Type: Called in by Secretary of State **Appeal Type:** Inquiry
Description: Development of a care village comprising of a 50 bedroom care home, village care and wellbeing centre, 26 assisted living units, 82 independent living units, landscaping, parking and associated new access drive
Location: **Land At BCA And Bordered By Main Buildings To North And Dellars Copse To South Burchetts Green Road Burchetts Green Maidenhead**
Appellant: Berkshire College of Agriculture c/o **Agent:** Mr Kevin Scott Kevin Scott Consultancy Sentinel House Ancells Business Park Harvest Crescent Fleet Hampshire GU51 2UZ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 17/60099/REF **Planning Ref.:** 17/00591/FULL **Plns Ref.:** APP/T0355/
/W/17/3179
457
Date Received: 1 November 2017 **Comments Due:** 6 December 2017
Type: Refusal **Appeal Type:** Written Representation
Description: Proposed alterations and extension to existing flats
Location: **1 Laburnham Road Maidenhead SL6 4DB**
Appellant: Mr J Harris-Cohen c/o **Agent:** Mr Neil Dowlman Neil Dowlman Architecture Ltd 14 Main Ridge West Boston Lincolnshire PE21 6QQ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 17/60100/REF **Planning Ref.:** 17/01325/FULL **Plns Ref.:** APP/T0355/
D/17/318327
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Date Received: 7 November 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Two storey and single storey rear extension, first floor front extension, single storey front porch extension, 6 No. front and 2 No. rear roof light's following demolition of existing annexe.
Location: **Path Head Kinghorn Lane Maidenhead SL6 7QG**
Appellant: Mr Nick Brandon-King c/o **Agent:** Mrs Emily Temple ET Planning Ltd Beechey House 87 Church Street Crowthorne RG45 7AW

Ward:
Parish: Cookham Parish
Appeal Ref.: 17/60101/REF **Planning Ref.:** 17/01694/FULL **Plns Ref.:** APP/T0355/
D/17/318351
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Date Received: 7 November 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Proposed two storey front/side extension following demolition of existing part single/ part
two storey front projection
Location: **Spring Cottage Sutton Road Cookham Maidenhead SL6 9SY**
Appellant: Mr And Mrs Parker **c/o Agent:** Mr Oliver Hill Rectory Barn Berriew Near Welshpool
Powys Wales SY21 8AN