



## Planning Appeals Received

29 December 2017 - 26 January 2018

### 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 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](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:** Old Windsor Parish  
**Appeal Ref.:** 18/60007/REF      **Planning Ref.:** 17/00207/VAR      **Plns Ref.:** APP/T0355/W/17/3190978  
**Date Received:** 11 January 2018      **Comments Due:** 15 February 2018  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Redevelopment to provide 11 x dwellings with ancillary parking and new access road, following demolition of existing buildings as approved under planning permission 15/03843 without complying with condition 22 (boundary wall) 23 (approved plans) for demolition of existing flank wall down to 2m in height on boundary, with new brick wall built on boundary line to a height of 2m with the Friary and substitute plan.  
**Location:** **95 Straight Road Old Windsor**  
**Appellant:** Mr David Chidlow Aquinna Homes PLC Highway House 17 London End Beaconsfield Bucks HP9 2HN

**Ward:**  
**Parish:** Sunninghill And Ascot Parish  
**Appeal Ref.:** 18/60008/REF      **Planning Ref.:** 17/02165/FULL      **Plns Ref.:** APP/T0355/D/17/3189663  
**Date Received:** 11 January 2018      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Construction of carport and decking (retrospective)  
**Location:** **19 Lower Village Road Ascot SL5 7AF**  
**Appellant:** Mr & Mrs Shaladan **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.:** 18/60012/REF      **Planning Ref.:** 17/01560/TLDDT      **Plns Ref.:** APP/T0355/W/17/3186243  
**Date Received:** 17 January 2018      **Comments Due:** 21 February 2018  
**Type:** Refusal      **Appeal Type:** Written Representation

**Description:** Installation of a 20m high slim line telecommunications tower with 3 No. antennas within a GRP stroud, 2 No. dishes and 3 No. ground based equipment cabinets and other ancillary equipment thereto.

**Location:** **Land To The North of Morton Lodge London Road Sunninghill Ascot**

**Appellant:** EE Ltd **c/o Agent:** Mrs Carolyn Wilson The Harlequin Group 5 Allen Road Livingston EH54 6TQ

**Ward:**

**Parish:** Sunninghill And Ascot Parish

**Appeal Ref.:** 18/60013/NONDET **Planning Ref.:** 17/00146/FULL **Plns Ref.:** APP/T0355/W/17/3185162

**Date Received:** 17 January 2018 **Comments Due:** 21 February 2018

**Type:** Non-determination **Appeal Type:** Written Representation

**Description:** Single storey side and single storey rear/side extensions following demolition of existing outbuildings and decking.

**Location:** **Mikado London Road Ascot SL5 7DL**

**Appellant:** Pearmain Pubs Ltd **c/o Agent:** Mr Carl Stott Nineteen47 Ltd Blake House 2A St Martins Lane York NG15 0DT

**Ward:**

**Parish:** Sunninghill And Ascot Parish

**Appeal Ref.:** 18/60017/REF **Planning Ref.:** 17/01385/FULL **Plns Ref.:** APP/T0355/W/17/3187774

**Date Received:** 22 January 2018 **Comments Due:** 26 February 2018

**Type:** Refusal **Appeal Type:** Written Representation

**Description:** Erection of 4 bedroom dwelling following demolition of existing dwelling

**Location:** **Tinkers Lodge Brockenhurst Road Ascot SL5 9HB**

**Appellant:** Mr M Dye **c/o Agent:** Mrs Janette Davis Ascot Design Ltd Berkshire House 39-51 High Street Ascot SL5 7HY

**Ward:**

**Parish:** Sunninghill And Ascot Parish

**Appeal Ref.:** 18/60021/NONDET **Planning Ref.:** 17/01641/FULL **Plns Ref.:** APP/T0355/W/17/3189293

**Date Received:** 24 January 2018 **Comments Due:** 28 February 2018

**Type:** Non-determination **Appeal Type:** Written Representation

**Description:** Construction of a part two storey, part single storey side and rear extension to provide a self-contained granny annex ancillary to the main dwelling house and demolition of existing detached garage.

**Location:** **4 Dorian Drive Ascot SL5 7QL**

**Appellant:** Mrs C Adriaansen **c/o Agent:** Mr Christopher Arden Christopher Arden Chartered Archts 11 Galton Road Sunningdale Ascot SL5 0BP

# Appeal Decision Report

20 December 2017 - 26 January 2018

WINDSOR RURAL

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Royal Borough  
of Windsor &  
Maidenhead

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**Appeal Ref.:** 17/60087/REF      **Planning Ref.:** 16/03617/FULL      **Plns Ref.:** APP/T0355/W/17/3178754

**Appellant:** C/o Agent **c/o Agent:** Mr George Vasdekys Salisbury Jones Planning 33 Bassein Park Road London W12 9RW

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

**Description:** Replacement dwelling and single storey detached garage including ancillary accommodation following demolition of existing dwelling and outbuildings

**Location:** **Heath End House Windsor Road Ascot SL5 7LQ**

**Appeal Decision:** Dismissed      **Decision Date:** 15 January 2018

**Main Issue:** The Inspector identified harm to the character and appearance of the area and to the significance and setting of undesignated heritage assets outweighed the lack of significant harm to living conditions and would result in overall conflict with the development plan and the Framework.

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**Appeal Ref.:** 17/60104/REF      **Planning Ref.:** 17/02011/FULL      **Plns Ref.:** APP/T0355/D/17/3184688

**Appellant:** Mrs Sara Hopes **c/o Agent:** Mark Smith Loft Designers Ltd 7 Greenwood Cottages Lawson Way Ascot SL6 0LL

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

**Description:** Loft conversion with two front facing dormers, one rear facing dormer, two rear facing rooflights and one front facing rooflight

**Location:** **4 Crofters Old Windsor Windsor SL4 2SP**

**Appeal Decision:** Allowed      **Decision Date:** 29 December 2017

**Main Issue:** The appeal related to the rear facing dormer window. Although the Inspector agreed that the rear elevation of the dwelling, and particularly its roof, is highly visible in the surrounds, it was not considered that the proposed dormer was excessive in scale as it would be framed by the tiling of the existing roof. It would be seen from the public domain but dormer features are not alien to the area. The Inspector considered that the dormer would appear as a comfortable addition to the roof that would not be overly dominant or intrusive, and therefore not have an adverse effect upon the character or appearance of the original property or street scene in general.

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**Appeal Ref.:** 17/60108/REF      **Planning Ref.:** 17/00084/FULL      **Plns Ref.:** APP/T0355/D/17/3186273

**Appellant:** Mrs Debbie Lotz Swan Lodge Charters Road Sunningdale Ascot SL5 9QF

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

**Description:** First floor extension, part garage conversion, construction of rear conservatory and summerhouse in rear garden and car port in front garden

**Location:** **Swan Lodge Charters Road Sunningdale Ascot SL5 9QF**

**Appeal Decision:** Allowed      **Decision Date:** 20 December 2017

**Main Issue:** The car port is considered to be of a modest size, and due to its design and siting it would not dominate the properties frontage. Furthermore due to the irregularity of the surrounding built form and layout, as well as the effective front boundary screening, the proposal is unlikely to significantly harm or alter the character of the area. For these reasons it is considered that the proposed development would cause no significant harm to the character and appearance of the host dwelling or area. The proposal is considered to be in compliance with Local Plan Policy DG1 and H14, as well as Ascot, Sunninghill and Sunningdale Neighbourhood Plan NP/DG2 and NP/DG3.

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**Appeal Ref.:** 17/60110/REF      **Planning Ref.:** 17/00013/FULL      **Plns Ref.:** APP/T0355/D/17/3188276

**Appellant:** Mr Kohler **c/o Agent:** Mr Girard-McMullen ASS-Tech Design Consultancy Horatio Avenue Warfield Berkshire RG42 3TJ

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

**Description:** Single storey rear/side extension with basement and alterations to garage door.

**Location:** **Wellington House Rise Road Ascot SL5 0AT**

**Appeal Decision:** Dismissed      **Decision Date:** 29 December 2017

**Main Issue:** The Inspector concluded that insufficient evidence had been advanced which adequately demonstrates that the proposed development would not cause considerable harm to protected trees and subsequently to the character and appearance of the area. The proposed development would not accord with policies N6, DG1 and H14 of the Royal Borough of Windsor and Maidenhead Local Plan, or with policies NP/DG1 and NP/EN2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

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