

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

**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

**Planning Appeals Received**

**6 January 2018 - 2 February 2018**



**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](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:** Maidenhead Unparished  
**Appeal Ref.:** 18/60002/REF **Planning Ref.:** 17/00830/FULL **Plns Ref.:** APP/T0355/D/17/3185468

**Date Received:** 8 January 2018 **Comments Due:** Not Applicable  
**Type:** Refusal **Appeal Type:** Householder  
**Description:** Remove existing outbuildings and storage. Erection of a two storey rear and side extension.  
**Location:** 27 Redriff Close Maidenhead SL6 4DJ  
**Appellant:** Mr Asheed c/o **Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60003/REF **Planning Ref.:** 17/00828/FULL **Plns Ref.:** APP/T0355/W/17/3185403  
**Date Received:** 9 January 2018 **Comments Due:** 13 February 2018  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Construction of 7 x 1 No. bedroom dwellings with access, parking and amenity space  
**Location:** 31 - 33 Belmont Road Maidenhead  
**Appellant:** Mr L Tusz c/o **Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

**Ward:**  
**Parish:** Waltham St Lawrence Parish  
**Appeal Ref.:** 18/60005/REF **Planning Ref.:** 17/02327/FULL **Plns Ref.:** APP/T0355/D/17/3187904  
**Date Received:** 11 January 2018 **Comments Due:** Not Applicable  
**Type:** Refusal **Appeal Type:** Householder  
**Description:** Construction of new gate and driveway following removal of existing hard surface.  
**Location:** The Barn The Straight Mile Shurlock Row Reading RG10 0QP  
**Appellant:** Mr G Mornard c/o **Agent:** Mrs Rebecca Lord Rebecca Lord Planning Delfryn Portesbery Road Camberley GU15 3TD

**Ward:**  
**Parish:** Waltham St Lawrence Parish  
**Appeal Ref.:** 18/60006/REF **Planning Ref.:** 17/01142/FULL **Plns Ref.:** APP/TO355/D/17/3189155  
**Date Received:** 11 January 2018 **Comments Due:** Not Applicable  
**Type:** Refusal **Appeal Type:** Householder  
**Description:** Construction of a replacement detached garage with accommodation in roofspace  
**Location:** **Waltham Lodge Nut Lane Waltham St Lawrence Reading RG10 0HJ**  
**Appellant:** Mr Simon Kelly **c/o Agent:** Mr Edward McGill McGill Urban Design Holly Tree House 15 Green Lane Radnage Buckinghamshire HP14 4DJ

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60009/REF **Planning Ref.:** 17/00210/VAR **Plns Ref.:** APP/TO355/W/17/3191516  
**Date Received:** 11 January 2018 **Comments Due:** 15 February 2018  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Erection of front boundary wall as approved under planning permission 16/02734/FULL for the removal of condition 4 (stone boulders)  
**Location:** **High Trees Ray Mill Road East Maidenhead SL6 8SR**  
**Appellant:** Mr Anthony Cochrane High Trees Ray Mill Road East Maidenhead SL6 8SR

**Ward:**  
**Parish:** Cox Green Parish  
**Appeal Ref.:** 18/60010/REF **Planning Ref.:** 17/02131/FULL **Plns Ref.:** APP/TO355/W/17/3189076  
**Date Received:** 11 January 2018 **Comments Due:** 15 February 2018  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Demolition of all buildings within the existing compound area and erection of a terrace of 5(no) x 2-storey residential properties and erection of a pair of semi-detached 2-storey residential units (7 units in total)  
**Location:** **Compound At Thrift Wood Farm Ockwells Road Maidenhead**  
**Appellant:** Cromwell Trust **c/o Agent:** Mr Philip Andrews WvH Planning Ltd Elmwood High Park Avenue East Horsley Leatherhead Surrey KT24 5DD

**Ward:**  
**Parish:** Cox Green Parish  
**Appeal Ref.:** 18/60011/PRPA **Planning Ref.:** 17/02844/TPO **Plns Ref.:** APP/TPO/TO355/6583  
**Date Received:** 17 January 2018 **Comments Due:** Not Applicable  
**Type:** Part Refusal/Part Approval **Appeal Type:** Fast-track  
**Description:** (T1) - Ash - Fell. (TPO 21 of 2002)  
**Location:** **12 Repton Close Maidenhead SL6 3DS**  
**Appellant:** John Maguire 12 Repton Close Cox Green Maidenhead SL6 3DS

**Ward:**  
**Parish:** Cookham Parish  
**Appeal Ref.:** 18/60014/REF **Planning Ref.:** 17/01004/FULL **Plns Ref.:** APP/TO355/W/17/3181907  
**Date Received:** 17 January 2018 **Comments Due:** 21 February 2018  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Single storey rear extension  
**Location:** **Cromwell Cottage Alleyns Lane Cookham Maidenhead SL6 9AD**  
**Appellant:** Mr Keevill **c/o Agent:** Mr Andy Moth Vale Garden Houses Ltd Londonthorpe Road Grantham Lincolnshire NG31 9SJ

**Ward:**  
**Parish:** Cookham Parish  
**Appeal Ref.:** 18/60015/REF      **Planning Ref.:** 17/01005/LBC      **Plns Ref.:** APP/T0355/Y/17/3181905  
**Date Received:** 17 January 2018      **Comments Due:** 21 February 2018  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Consent for a single storey rear extension  
**Location:** **Cromwell Cottage Alleyns Lane Cookham Maidenhead SL6 9AD**  
**Appellant:** Mr Keevill **c/o Agent:** Mr Andy Moth Vale Garden Houses Ltd Londonthorpe Road Grantham Lincolnshire NG31 9SJ

**Ward:**  
**Parish:** Cookham Parish  
**Appeal Ref.:** 18/60016/COND      **Planning Ref.:** 16/03324/VAR      **Plns Ref.:** APP/T0355/W/17/3181493  
**Date Received:** 22 January 2018      **Comments Due:** 26 February 2018  
**Type:** Appeal against conditions imposed      **Appeal Type:** Written Representation  
**Description:** Single storey front extension, part single, part two storey rear extension and alterations to ground and first floor right hand side elevation as approved under planning permission 15/02302 without complying with condition 2 (matching materials) 4 (approved plans) to remove the boarding/render to the first floor rear elevation and replace with facing brickwork and alterations to fenestration. Replace approved drawing.  
**Location:** **Tudor Lea 15 Sutton Close Cookham Maidenhead SL6 9QU**  
**Appellant:** Mr And Mrs Smith Tudor Lea 15 Sutton Close Cookham Maidenhead SL6 9QU

**Ward:**  
**Parish:** Cox Green Parish  
**Appeal Ref.:** 18/60018/REF      **Planning Ref.:** 17/02609/FULL      **Plns Ref.:** APP/T0355/W/17/3187940  
**Date Received:** 23 January 2018      **Comments Due:** 27 February 2018  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Construction of x2 bin sheds (retrospective)  
**Location:** **Land At 36 And 38 Wessex Way And 2 And 4 Cumbria Close And 2 To 24 Northumbria Road Maidenhead**  
**Appellant:** Mr James Rogers Housing Solutions Crown House Crown Square Maidenhead SL6 8BY

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60019/REF      **Planning Ref.:** 17/02159/FULL      **Plns Ref.:** APP/T0355/W/17/3188043  
**Date Received:** 23 January 2018      **Comments Due:** 27 February 2018  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Change of use from C1 (Guesthouse) to C2 (Residential Institutions) - Retrospective  
**Location:** **15 Ray Drive Maidenhead SL6 8NG**  
**Appellant:** Coghlan Lodges Limited **c/o Agent:** Miss Michaela Mercer Mercer Planning Consultants Ltd 22 Tanglewood Close Pyrford Woking Surrey GU22 8LG

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60022/REF      **Planning Ref.:** 17/02696/FULL      **Plns Ref.:** APP/T0355/D/17/3189227  
**Date Received:** 30 January 2018      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Two storey rear extension, front open porch, 1 No. front rooflight and alterations to fenestration.  
**Location:** **64 Oaken Grove Maidenhead SL6 6HH**  
**Appellant:** Mr & Mrs P Horner **c/o Agent:** Mrs Emily Temple ET Planning Ltd Beechey House 87 Church Street Crowthorne RG45 7AW

**Ward:**  
**Parish:** Cookham Parish  
**Appeal Ref.:** 18/60024/REF      **Planning Ref.:** 17/02261/FULL      **Plns Ref.:** APP/T0355/D/17/3190418  
**Date Received:** 30 January 2018      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Construction of replacement garage with habitable accommodation over, single storey rear annexe and first floor extension over existing study, following demolition of existing garage and outbuilding  
**Location:** **The Field House 10 Sutton Close Cookham Maidenhead SL6 9QU**  
**Appellant:** Mr Clive Nicholls **c/o Agent:** Mr Stuart Keen SKDdesign Ltd Unit 3 Woodlands Business Park Woodlands Park Avenue Maidenhead SL6 3UA

# Appeal Decision Report

6 January 2018 - 2 February 2018

MAIDENHEAD

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Royal Borough  
of Windsor &  
Maidenhead

**Appeal Ref.:** 17/60053/ENF      **Enforcement Ref.:** 16/50097/ENF      **Plns Ref.:** APP/T0355/C/17/3171088

**Appellant:** Mr Robert Johnston **c/o Agent:** Mr John A Andrews John Andrews Associates The Lodge 66 St Leonards Road Windsor Berkshire SL4 3BY

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

**Description:** Appeal against the Enforcement Notice: Without planning permission the material change of use of the land from the keeping of horses for recreational use, including stabling and grazing of horses, and training and exercising of horses in the approved ménage; to a commercial stud farm and livery with residential occupation.

**Location:** **Fairview Stables Darlings Lane Maidenhead SL6 6PB**

**Appeal Decision:** Withdrawn      **Decision Date:** 17 January 2018

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**Appeal Ref.:** 17/60099/REF      **Planning Ref.:** 17/00591/FULL      **Plns Ref.:** APP/T0355/W/17/3179457

**Appellant:** Mr J Harris-Cohen **c/o Agent:** Mr Neil Dowlman Neil Dowlman Architecture Ltd 14 Main Ridge West Boston Lincolnshire PE21 6QQ

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

**Description:** Proposed alterations and extension to existing flats

**Location:** **1 Laburnham Road Maidenhead SL6 4DB**

**Appeal Decision:** Dismissed      **Decision Date:** 22 January 2018

**Main Issue:** The Inspector found that the proposal would be likely to unacceptably harm the long term health and viability of a street tree, and would be likely to lead to its loss, which would be to the significant detriment of the character and appearance of the locality. She also found that the proposal would be likely to harm the living conditions of the future occupiers of Flats 1 and 3, with regard to outlook.

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**Appeal Ref.:** 17/60112/REF      **Planning Ref.:** 17/02231/FULL      **Plns Ref.:** APP/T0355/D/17/3187866

**Appellant:** Mr M S Khan **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

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

**Description:** Part single part two storey rear extension

**Location:** **45 Summerleaze Road Maidenhead SL6 8EW**

**Appeal Decision:** Dismissed      **Decision Date:** 26 January 2018

**Main Issue:** The proposal, by reason of its siting, height and rear protrusion would exacerbate an already poor situation in respect of levels of outlook from, and daylight to, the occupiers of No. 43. It is therefore considered that the proposal would have an unacceptable effect on the living conditions of occupiers of No. 43. In the absence of a Flood Risk Assessment the flood risk resulting from the proposal is not known and the proposal is therefore considered contrary to policy related to Flooding.

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**Appeal Ref.:** 17/60113/REF      **Planning Ref.:** 17/00806/FULL      **Plns Ref.:** APP/T0355/D/17/3184452

**Appellant:** Mr M Shahiad c/o **Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

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

**Description:** Part demolition. Reconstruction and enlargement of dwellinghouse.

**Location:** **2 Lexington Avenue Maidenhead SL6 4HW**

**Appeal Decision:** Dismissed      **Decision Date:** 26 January 2018

**Main Issue:** The Inspector found that due to its bulk, massing, siting and design the proposal would be an overly prominent and incongruous form of development that would have an unacceptable effect on the character and appearance of the host property, the terrace of which it forms part and the street scene. The Inspector also found that the proposal would have an unacceptable effect on the living conditions of the occupiers of No. 4. The Inspector also found that the proposal would have an unacceptable effect on highway safety.

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