

Planning Appeals Received

20 January 2018 - 16 February 2018

WINDSOR URBAN

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://app.planninginspectorate.gov.uk/> please use the Plns reference number. If you do not have access to the Internet please write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Other appeals: The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

Ward:

Parish: Eton Town Council

Appeal Ref.: 18/60020/REF **Planning Ref.:** 17/02376/FULL **Plns Ref.:** APP/T0355/W/17/3188273

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

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

Description: Change of use of shop (A1) to residential (C3)

Location: **Studio 101 101 High Street Eton Windsor SL4 6AF**

Appellant: Mr Anthony Cove **c/o Agent:** Mrs Catherine Hannan CH Architech 52 Walsh Avenue Warfield Bracknell RG42 3XZ Berks

Appeal Decision Report

20 January 2018 - 16 February 2018

WINDSOR URBAN

Appeal Ref.: 17/60058/ENF **Enforcement Ref.:** 16/50423/ENF **Plns Ref.:** APP/T0355/F/17/3174706

Appellant: The Sir Christopher Wren Hotel Limited c/o **Agent:** Mr Malcolm Honour RPS CgMs 140 London Wall London EC2Y 5DN

Decision Type: Enforcement Notice **Officer Recommendation:**

Description: Appeal against the Enforcement Notice: Unauthorised works to a Listed Building.

Location: **The Gate House Rear of 50 And 51 Sir Christopher Wren Hotel And Spa Thames Street Windsor SL4 1PX**

Appeal Decision: Part Allowed **Decision Date:** 31 January 2018

Main Issue: The enforcement notice was upheld, corrected and varied. The allegations relating to the removal of historic windows were removed and the notice was tied to the extant applications that detail the approved screening for the ventilation system and other alterations to the building.

Appeal Ref.: 17/60090/NOND **Planning Ref.:** 17/01725/LBC **Plns Ref.:** APP/T0355/Y/17/3183315

Appellant: The Sir Christopher Wren Hotel Ltd c/o **Agent:** Mr Malcom Honour RPS CGMS Bastion House 140 London Wall London EC2Y 5DN

Decision Type: Delegated **Officer Recommendation:** Would Have Approved

Description: Consent for installation of new ventilation systems for kitchen and some bedrooms including ducting and plant, Erection of roof top plant screen and alterations and partial replacement of windows and new gates for refuse and basement areas.

Location: **Sir Christopher Wren Hotel And Spa Thames Street Windsor SL4 1PX**

Appeal Decision: Allowed **Decision Date:** 31 January 2018

Main Issue: This application we would have approved and was appealed for non-determination.

Appeal Ref.: 17/60091/NOND **Planning Ref.:** 17/01724/FULL **Plns Ref.:** APP/T0355/W/17/3183308
Appellant: The Sir Christopher Wren Hotel Ltd **c/o Agent:** Malcom Honour RPS CGMS Bastion House
140 London Wall London EC2Y 5DN
Decision Type: Delegated **Officer Recommendation:** Application Permitted
Description: Installation of new ventilation systems for kitchen and some bedrooms including ducting and plant, erection of roof top plant screen and alterations and partial replacement of windows and new gates for refuse and basement areas.
Location: **Sir Christopher Wren Hotel And Spa Thames Street Windsor SL4 1PX**
Appeal Decision: Allowed **Decision Date:** 31 January 2018
Main Issue: This application we would have approved and was appealed for non-determination.

Appeal Ref.: 17/60114/REF **Planning Ref.:** 17/00816/FULL **Plns Ref.:** APP/T0355/D/17/3187165
Appellant: Mrs Beverley Eves **c/o Agent:** Mr David Howells 72 Cedar Avenue Hazlemere High Wycombe HP15 7EE
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Retrospective Annex
Location: **12 Princes Close Eton Wick Windsor SL4 6LZ**
Appeal Decision: Dismissed **Decision Date:** 29 January 2018
Main Issue: The appeal property is located within Flood Zone 2 and as such is in an area that is deemed to be at medium risk of flooding. Paragraph 103 of the National Planning Policy Framework (2012) (the Framework) states that local planning authorities should only consider development appropriate in areas at risk of flooding where the implications of doing so are informed by a site-specific flood risk assessment (FRA). The associated footnote stipulates that this is required for all proposals for new development (which includes minor development such as domestic outbuildings) in Flood Zones 2 and 3. The scheme results in the loss of flood storage capacity within the floodplain of the River Thames. In the absence of an FRA, the flood risk resulting from the scheme is not known. In these circumstances a precautionary approach needs to be taken. The Inspector therefore concluded that the appeal scheme is contrary to the Flooding guidance set out within paragraph 103 of the NPPF.

Appeal Ref.: 17/60115/REF **Planning Ref.:** 17/01943/FULL **Plns Ref.:** APP/T0355/D/17/3187725
Appellant: Mr Briffa **c/o Agent:** Mr Mark Darby 2 Lavender Close Tamebridge Walsall WS5 4ST
Decision Type: Committee **Officer Recommendation:** Refuse
Description: Raising of main ridge and construction of L-shape rear dormer
Location: **75 Arthur Road Windsor SL4 1RT**
Appeal Decision: Dismissed **Decision Date:** 29 January 2018
Main Issue: Due to its design, size, and siting the proposal would form an overly dominant, incongruous, and ultimately harmful addition to the property and western portion of the row of terraces on Arthur Road contrary to Policies DG1 and H14 of the Royal Borough of Windsor and Maidenhead Local Plan (2003) and the core planning principles of the National Planning Policy Framework (2012).
