

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE

Appeal Decision Report

20 March 2018 - 13 April 2018

WINDSOR URBAN

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Royal Borough
of Windsor &
Maidenhead

Appeal Ref.: 17/60096/REF **Planning Ref.:** 17/01296/FULL **Plns Ref.:** APP/T0355/W/17/3183884

Appellant: Mr Kris Collett **c/o Agent:** Mr T Rumble Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

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

Description: Demolition of 9-11 Imperial Road & 3-4 Almond Close. Construction of 2 houses and 16 x 2-bed apartments, along with access road and cycle/bin store

Location: 9 Imperial Road Windsor SL4 3RY

Appeal Decision: Allowed **Decision Date:** 14 March 2018

Main Issue: Height would exceed that of properties along Imperial Road, but due to its depth the footprint would not significantly differ from surrounding residential buildings and would generally follow the existing building line. There would be a significant amount of visual space between the proposal and surrounding buildings softening the transition between the two types of development, and No. 5 Almond Close would not appear cramped in its wider setting. The amount of car parking, contemporary appearance and detailed design (large glass doors, balcony areas, vertical orientation) would differ from other buildings, but considered to be fairly typical in an urban streetscene. As such, the impact on character and appearance of the area is acceptable.

Appeal Ref.: 17/60102/REF **Planning Ref.:** 17/00045/FULL **Plns Ref.:** APP/T0355/W/17/3185357

Appellant: Haulfryn Group Ltd **c/o Agent:** Mr Jeremy Lambe Lambe Planning And Design Ltd Galeri Victoria Dock Caernarfon Gwynedd LL55 1SQ

Decision Type: Committee **Officer Recommendation:** Defer and Delegate

Description: Upgrade and renewal of existing services to the moorings, replacement of existing electric hook-up and water points, mooring bollards, upgrading of black and grey water drainage system with bespoke drainage system and replacement of sheds.

Location: The Moorings Willows Riverside Park Windsor SL4 5TG

Appeal Decision: Dismissed **Decision Date:** 28 March 2018

Main Issue: The Inspector considered that the proposed development conflicts with saved policies GB1 and GB2 of the Local Plan and the relevant parts of the Framework which resist the construction of new buildings in the Green Belt. The Inspector considered that the proposal amounts to inappropriate development in the Green Belt, and the Framework indicates that substantial weight should be given to this harm. Furthermore, the Inspector considered that the proposed development would also result in a small amount of harm to the openness of the Green Belt. The Inspector was of the view that there are no other considerations that would clearly outweigh the harm by reason of inappropriateness, and the other harm identified, and thus very special circumstances did not exist to justify the development proposed.
