

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD  
PLANNING COMMITTEE

MAIDENHEAD DEVELOPMENT CONTROL PANEL

Appeal Decision Report

27 April 2018 - 24 May 2018

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Royal Borough  
of Windsor &  
Maidenhead

MAIDENHEAD

**Appeal Ref.:** 17/60117/REF      **Planning Ref.:** 17/00686/FULL      **Plns Ref.:** APP/T0355/W/17/  
3186099

**Appellant:** Mrs Lucy Pickering 116 Woodlands Road Ashurst Southampton SO40 7AL  
**Decision Type:** Committee      **Officer Recommendation:** Refuse  
**Description:** Construction of a pair of detached cottages.  
**Location:** **Land Opposite Lenore Cottage Rolls Lane Holyport Maidenhead**  
**Appeal Decision:** Allowed      **Decision Date:** 29 March 2018

**Main Issue:** The Planning Inspector considered that although the proposed dwellings would be inappropriate development in the Green Belt, the existence of an extant planning permission for a single-storey bungalow was relevant. The Inspector considered that the extant permission represented a realistic fallback and that, when compared to this, the harm to the Green Belt caused by the proposed development would not be materially greater. The Inspector concluded this clearly outweighed the harm to the Green Belt such that very special circumstances existed to justify allowing the development. The costs application was refused.

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**Appeal Ref.:** 17/60118/NOND      **Planning Ref.:** 17/02821/CPD      **Plns Ref.:** APP/T0355/X/17/  
ET      3188459

**Appellant:** Mrs Lucy Pickering 116 Woodlands Road Ashurst Southampton SO40 7AL  
**Decision Type:** Delegated      **Officer Recommendation:** Would Have  
Refused  
**Description:** Certificate of lawfulness to determine whether the proposed replacement building is lawful  
**Location:** **Land Opposite Lenore Cottage Rolls Lane Holyport Maidenhead SL6 2JQ**  
**Appeal Decision:** Dismissed      **Decision Date:** 29 March 2018

**Main Issue:** The premise underlying the appeal was that the existing use of the site was for B8 storage, in which case the proposed building would be 'permitted development'. The Council's submitted that the site had been used as a builder's yard, a sui generis' use, and therefore did not benefit from permitted development rights. The Planning Inspector found that the lack of clarity and inconsistency inherent in the appellant's evidence demonstrated that the appeal site did not fall within Class B8 of the Use Classes Order and therefore the proposed development was not permitted development. An application by the appellant for an award of costs was refused.

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**Appeal Ref.:** 18/60018/REF      **Planning Ref.:** 17/02609/FULL      **Plns Ref.:** APP/T0355/W/17/3187940

**Appellant:** Mr James Rogers Housing Solutions Crown House Crown Square Maidenhead SL6 8BY

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

**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**

**Appeal Decision:** Dismissed      **Decision Date:** 1 May 2018

**Main Issue:** By reason of their bulky appearance, utilitarian design and prominent position in the front and side gardens, the bin stores detract from the open plan character of the site and appear as unduly dominant features in the streetscene. They are also publicly visible when approaching in both directions on Wessex Way, Northumbria Road and Cumbria Close, which intensifies their harmful impact. In view of the above, both bin stores are harmful to the character and appearance of the area. The scheme therefore conflicts with Policy DG1 of the Local Plan which seeks, amongst other things, to ensure that new development is compatible with the established streetscene and does not result in the loss of important features which contribute to its character.

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**Appeal Ref.:** 18/60025/REF      **Planning Ref.:** 16/03138/FULL      **Plns Ref.:** APP/T0355/W/17/3190870

**Appellant:** Mr And Mrs M Crown **c/o Agent:** Mr Neil Boddington Boddingtons Planning Ltd 31 Shirburn Street Watlington Oxfordshire OX49 5BU

**Decision Type:** Committee      **Officer Recommendation:** Application Permitted

**Description:** New dwelling following demolition of existing extension and garage at No. 29 Cranbrook Drive

**Location:** **Land At 29 Cranbrook Drive Maidenhead**

**Appeal Decision:** Dismissed      **Decision Date:** 17 May 2018

**Main Issue:** The Planning Inspector considered the insertion of a double-fronted detached house on a relatively small plot would present a cramped and uncomfortable addition. Unlike the majority of two-storey detached corner dwellings in the area, the size of the plot of No 29 and the new dwelling would be uncharacteristically small. Coupled with the narrow gaps to the side boundaries, the rhythm and careful spacing of houses that typify the wider suburb would be compromised. The scheme would make provision for an open area to the front, off-street parking and a portion of rear garden. However, it would impose a substantial amount of new development and bulk with a footprint that extends rearwards in to the garden plot. The impact would be to substantially erode the extent of space around No.29. The dwelling would overwhelm the plot and ultimately the site's contribution to the sense of openness and greenery that characterises the wider area would be diminished. The proposal would appear dominant and prominent in its local context and would be visible from a number of neighbouring properties and their gardens. The Planning Inspector did not consider the proposed development would harm the living conditions of No.27, but due to the identified harm to the character and appearance of the area, the appeal was dismissed.

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**Appeal Ref.:** 18/60029/REF      **Planning Ref.:** 17/02093/VAR      **Plns Ref.:** APP/T0355/D/17/3191058

**Appellant:** Danny Barney **c/o Agent:** Mr Ken Marshall Monyash Curls Lane Maidenhead SL6 2QF

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

**Description:** Two storey rear extension with first floor side dormer window as approved under planning permission 14/01151 without complying with part condition 3 (first floor window(s) to amend window to be openable for means of escape.

**Location:** **Beau Regard Smithfield Road Maidenhead SL6 3NP**

**Appeal Decision:** Allowed      **Decision Date:** 23 April 2018

**Main Issue:** The Inspector concluded that a condition based on the appellant's suggested alternative arrangement for window openings would address effectively the maintenance of privacy in accordance with Policy H14 of the Council's Local Plan. Accordingly, the Inspector concluded that the alternative condition is reasonable and necessary to maintain the privacy of the neighbouring occupiers of the property known as Dorrie and, therefore, the appeal should succeed with the alternative condition in place.

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**Appeal Ref.:** 18/60034/REF      **Planning Ref.:** 17/02443/FULL      **Plns Ref.:** APP/T0355W/17/3189731

**Appellant:** Mr C Josephs - Partbridge Estates **c/o Agent:** Mr Anthony Allen Allen Planning Ltd The Old Fire Station EC Salt Lane Salisbury SP1 1DU

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

**Description:** Third floor roof extension to create 1self-contained (studio) apartment

**Location:** **Gardiner And Leader 23 Queen Street Maidenhead SL6 1NB**

**Appeal Decision:** Dismissed      **Decision Date:** 4 May 2018

**Main Issue:** The Inspector concluded that the proposed third floor roof extension would materially harm the appearance of the area, including the conservation area, which would not therefore be preserved. Consequently it would conflict with policies DG1, CA2 and MTC4 which collectively seek to protect the character and appearance of the area, including the conservation area and town centre location.

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**Appeal Ref.:** 18/60035/REF      **Planning Ref.:** 16/03440/FULL      **Plns Ref.:** APP/T0355/W/17/3189525

**Appellant:** Mr Sid Dhillon **c/o Agent:** Mr Paul Butt Paul Butt Planning Ltd 8 Hyde Copse Marcham Abingdon Oxfordshire OX13 6PT

**Decision Type:** Committee      **Officer Recommendation:** Refuse

**Description:** Construction of two detached dwellings (house A and B) and a new access onto Sandisplatt Road to serve House B following demolition of 1 Woodfield Drive.

**Location:** **Piersburgh House 1 Woodfield Drive Maidenhead SL6 4NX**

**Appeal Decision:** Dismissed      **Decision Date:** 4 May 2018

**Main Issue:** Views from Sandisplatt Road of the rear elevation of House A in close proximity to the flank elevation of House B would be at odds with the more open and spacious character of the area and general characteristics of the Leafy Residential Suburb character area. The proposal would also result in the pressure to prune or fell existing trees, which make a substantial contribution to the character of this section of road, due to their relationship and distance from habitable rooms in the proposed development, to the detriment of their health and longevity. Given the orientation of House B the proposal would introduce views into the garden of 2 Woodfield Drive resulting in loss of privacy. The distance would not be sufficient mitigation and screening by planting would not address the issue in the short term. The benefit additional housing is given limited weight due to the limited number of houses.

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**Appeal Ref.:** 18/60038/REF      **Planning Ref.:** 17/01897/FULL      **Plns Ref.:** APP/T0355/D/18/  
3194942

**Appellant:** Miss Michelle Hawthorn 23 Farmers Way Maidenhead SL6 3PJ

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

**Description:** Erection of a new 2m high fence which has extended the area of the enclosed garden.  
(retrospective)

**Location:** **23 Farmers Way Maidenhead SL6 3PJ**

**Appeal Decision:** Dismissed      **Decision Date:** 4 May 2018

**Main Issue:** The development fails to comply with Policies DG1 and H14 of the Royal Borough of Windsor and Maidenhead Local Plan (1999, incorporating alterations adopted 2003), which seek to ensure that development is sympathetic to its surroundings and does not adversely impact on the streetscene or on the amenities of adjoining properties. It also fails to satisfy paragraphs 61 and 64 of the National Planning Policy Framework which seek high quality inclusive design which takes the opportunity to improve the character and quality of an area.

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## Planning Appeals Received

27 April 2018 - 24 May 2018

### MAIDENHEAD

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://acp.planninginspectorate.gov.uk/> please use the PIns 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:** Maidenhead Unparished  
**Appeal Ref.:** 18/60053/REF      **Planning Ref.:** 17/03098/FULL      **PIns Ref.:** APP/T0355/W/18/3196911  
**Date Received:** 1 May 2018      **Comments Due:** 5 June 2018  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Change of use of existing HMO (Class C4) to a large HMO (Sui Generis) (Retrospective)  
**Location:** **Tesca 16 Belmont Road Maidenhead SL6 6JW**  
**Appellant:** Mr Leeming **c/o Agent:** Mrs Emily Temple ET Planning Ltd Beechey House 87 Church Street Crowthorne RG45 7AW

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60054/REF      **Planning Ref.:** 17/02668/FULL      **PIns Ref.:** APP/T0355/W/18/3193556  
**Date Received:** 2 May 2018      **Comments Due:** 6 June 2018  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Change of use from C2 to 7 x self-contained residential flats (use class C3) incorporating part two storey/ part single storey rear extension with basement, replacement roof with front and rear dormers and side rooflights, and extension to existing rear access.  
**Location:** **74 Norfolk Road Maidenhead SL6 7AZ**  
**Appellant:** Mr Amer Awan 32 Castlevew Road Slough SL3 7NQ

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60055/REF      **Planning Ref.:** 17/02604/CLD      **PIns Ref.:** APP/T0355/X/17/3191078  
**Date Received:** 9 May 2018      **Comments Due:** 20 June 2018  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Certificate of lawfulness to determine whether existing use of the workshop as B1C - Light Industrial for furniture repairs, general building works, ancillary storage of tools, materials and paperwork is lawful  
**Location:** **21A Boyn Valley Road Maidenhead SL6 4DT**  
**Appellant:** Mr R Tucker **c/o Agent:** Mrs Emily Temple ET Planning Ltd Beechey House 87 Church Street Crowthorne Berkshire RG45 7AW

**Ward:**  
**Parish:** Hurley Parish  
**Appeal Ref.:** 18/60056/REF      **Planning Ref.:** 17/02232/CPD      **PIns Ref.:** APP/T0355/X/17/3189850  
**Date Received:** 10 May 2018      **Comments Due:** 21 June 2018  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Certificate of lawfulness to determine whether a single storey rear extension is lawful  
**Location:** **Haycroft High Street Hurley Maidenhead SL6 5LT**

**Appellant:** Mr & Mrs J Dunn **c/o Agent:** Mr Christian Leigh Leigh And Glennie Ltd 6 All Souls Road Ascot Berkshire SL5 9EA

**Ward:**  
**Parish:** Hurley Parish  
**Appeal Ref.:** 18/60057/REF **Planning Ref.:** 17/01417/CPD **Plns Ref.:** APP/T0355/X/17/319849  
**Date Received:** 10 May 2018 **Comments Due:** 21 June 2018  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Single storey rear extension  
**Location:** **Haycroft High Street Hurley Maidenhead SL6 5LT**  
**Appellant:** Mr & Mrs J Dunn **c/o Agent:** Mr Christian Leigh Leigh And Glennie Ltd 6 All Souls Road Ascot Berkshire SL5 9EA

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60058/ENF **Enforcement Ref.:** 17/50246/ENF **Plns Ref.:** APP/T0355/C/18/3195152  
**Date Received:** 10 May 2018 **Comments Due:** 21 June 2018  
**Type:** Enforcement Appeal **Appeal Type:** Written Representation  
**Description:** Appeal against the Enforcement Notice: Without planning permission, the erection of a two storey side and rear extension to include a rear dormer.  
**Location:** **29 Holmanleaze Maidenhead SL6 8AW**  
**Appellant:** Mrs Hansna Rukshana Nehar **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60059/REF **Planning Ref.:** 17/03320/FULL **Plns Ref.:** APP/T0355/D/18/3198861  
**Date Received:** 15 May 2018 **Comments Due:** Not Applicable  
**Type:** Refusal **Appeal Type:** Householder  
**Description:** Side dormer  
**Location:** **2 Simpson Close Maidenhead SL6 8RZ**  
**Appellant:** Mr R Khan 2 Simpson Close Maidenhead SL6 8RZ

**Ward:**  
**Parish:** White Waltham Parish  
**Appeal Ref.:** 18/60060/REF **Planning Ref.:** 17/03732/FULL **Plns Ref.:** APP/T0355/D/18/3199411  
**Date Received:** 15 May 2018 **Comments Due:** Not Applicable  
**Type:** Refusal **Appeal Type:** Householder  
**Description:** Part single, part two storey rear extension, two storey side extension, single storey front and side extension, attached garage with room over with 3 no dormers, alterations to fenestration, and new widened vehicular access  
**Location:** **24 Walgrove Gardens White Waltham Maidenhead SL6 3SL**  
**Appellant:** Mr Renato Iavagnilio **c/o Agent:** Mr Stuart Keen SKDdesign Ltd Unit 16 Woodlands Business Park Woodlands Park Avenue Maidenhead SL6 3UA

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60062/REF **Planning Ref.:** 17/02467/FULL **Plns Ref.:** APP/T0355/D/18/3198183  
**Date Received:** 15 May 2018 **Comments Due:** Not Applicable  
**Type:** Refusal **Appeal Type:** Householder  
**Description:** Alterations at front to access, parking and boundary treatment including new driveway, drop kerb, new wall and gate  
**Location:** **192 Bath Road Maidenhead SL6 4LE**  
**Appellant:** Mr Steve Brown 5 Arundel Close Maidenhead Berkshire SL6 5JY

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60064/REF **Planning Ref.:** 17/02220/FULL **Plns Ref.:** APP/T0355/W/18/3197283  
**Date Received:** 16 May 2018 **Comments Due:** 20 June 2018  
**Type:** Refusal **Appeal Type:** Written Representation

**Description:** Construction of 2 x two-bedroom flats  
**Location:** **Land At 53 And 54 Brunel Road Maidenhead**  
**Appellant:** Mr Jora Singh Dhillon **c/o Agent:** Mr Paul Zyda Zyda Law 44 Wellington Road Nantwich CW5 7BX

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 18/60065/REF      **Planning Ref.:** 17/01107/FULL      **Plns Ref.:** APP/T0355/W/17/3191002

**Date Received:** 17 May 2018      **Comments Due:** 21 June 2018  
**Type:** Refusal      **Appeal Type:** Hearing  
**Description:** Construction of a new community centre for use by the Hindu Society of Maidenhead and the wider community, to include associated parking, bin storage and cycle store  
**Location:** **RBWM Boulders Lock Car Park Lower Cookham Road Maidenhead SL6 8JT**  
**Appellant:** Mr M Malhotra **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB