

Appeal Decision Report

12 May 2018 - 8 June 2018

WINDSOR URBAN

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Appeal Ref.: 18/60020/REF **Planning Ref.:** 17/02376/FULL **Plns Ref.:** APP/T0355/W/17/3188273
Appellant: Mr Anthony Cove **c/o Agent:** Mrs Catherine Hannan CH Architech 52 Walsh Avenue Warfield Bracknell RG42 3XZ Berks
Decision Type: Committee **Officer Recommendation:** Refuse
Description: Change of use of shop (A1) to residential (C3)
Location: **Studio 101 101 High Street Eton Windsor SL4 6AF**
Appeal Decision: Allowed **Decision Date:** 7 June 2018

Main Issue: It is the Inspectors view, having regard to the evidence provided and his own on-the-ground assessment that the lack of storage facilities, net retail floor space and a separate bathroom and water supply would make it extremely difficult to find a retail occupier for the premises and this difficulty would be compounded by the need to carry out alterations to the building to enable the retail unit to become self-contained. The Inspector also considers that as the shop is so small its loss would not be significant in terms of potential retail offer and footfall generation and the scheme's impact on the vitality and viability of the High Street would be limited. The Inspector concludes that these other material considerations outweigh the scheme's conflict with the Local Plan and emerging Neighbourhood Plan due to the loss of retail space. The Inspector notes that even has the Neighbourhood Plan been adopted he would have reached the same conclusion.

Appeal Ref.: 18/60037/REF **Planning Ref.:** 17/03790/FULL **Plns Ref.:** APP/T0355/D/18/3195601

Appellant: Mr James Bainton **c/o Agent:** Mr Edward Mather Colony Architects 4 Mount Pleasant Cottages Bracknell Road Warfield Berkshire RG42 6LA

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

Description: Single storey side extension, first floor rear/side extension, first floor rear extension, hip to gable and rear dormer to facilitate a loft conversion and alterations to fenestration (amendment to planning permission 16/01933/FULL)

Location: **2 Broken Furlong Eton Windsor SL4 6PD**

Appeal Decision: Allowed **Decision Date:** 16 May 2018

Main Issue: The Inspector took into account planning permission has been granted for a similar form of extension at the application site under application 16/01933/FULL. The main difference between the approved scheme and the new submission was the pitched, rather than hipped roof, to the rear of the first floor extension, and the addition of a small rear first floor extension. The Inspector considered the change from a hipped to roof to a full pitched roof would not add significant bulk to the roof. Whilst the Inspector considered the pitched roof with gable end would not be in keeping with the distinctive and predominant hipped roof style of the area, the earlier permission granted a hip-to-gable extension to the main roof, it was therefore concluded the pitched roof of the first floor extension would complement the approved roof-shape at the application site. The Inspector also acknowledged the first floor rear extension would have an awkward relationship with the proposed rear dormer, however, it was considered to be a small element of the overall scheme and not readily visible from public vantage points and therefore, in this instance, acceptable. The Inspector concluded the development would not harm the character and appearance of the host dwelling and wider area, and thus accord with policies DG1 and H14 of the adopted Local Plan.

Appeal Ref.: 18/60041/REF **Planning Ref.:** 17/03050/FULL **Plns Ref.:** APP/T0355/D/18/3196817

Appellant: Mr Christopher Barlow 46 Clewer Hill Road Windsor SL4 4BW

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

Description: Dropped kerb

Location: **46 Clewer Hill Road Windsor SL4 4BW**

Appeal Decision: Allowed **Decision Date:** 29 May 2018

Main Issue: The Inspector concluded that the proposal would not have a detrimental effect on pedestrian and highway safety and that it would be consistent with local plan policies P4 and T5.

Appeal Ref.: 18/60042/REF **Planning Ref.:** 17/03644/FULL **Plns Ref.:** APP/T0355/D/18/
3196927

Appellant: Mr G Bhullar **c/o Agent:** Mann Associates 45 Fulmer Drive Gerrards Cross Bucks SL9 7HG

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

Description: Rear dormer

Location: 70 Smiths Lane Windsor SL4 5PG

Appeal Decision: Dismissed **Decision Date:** 29 May 2018

Main Issue: The Inspector considered the proposed rear flat roofed dormer to be out of scale with the host dwelling. The dormer would form an incongruous and poorly designed addition would be inconsistent with the general pattern of development in the surrounding area. The proposal would increase the number of bedrooms to four, therefore three off street car parking spaces are required in accordance with the Council's adopted parking standards. There is insufficient space to the front of the dwelling for three off street car parking spaces, therefore there would be a shortfall which would result in pressure for on-street parking and this would be detrimental to highway safety.



Planning Appeals Received

12 May 2018 - 8 June 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://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: Windsor Unparished
Appeal Ref.: 18/60061/REF **Planning Ref.:** 17/03274/FULL **PIns Ref.:** APP/T0355/D/18/3198176
Date Received: 15 May 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Construction of rear dormer to facilitate loft conversion and installation of 3 x rooflights to front elevation
Location: **57 Mill Lane Windsor SL4 5JQ**
Appellant: Mr Edward Harrison 57 Mill Lane Windsor SL4 5JQ

Ward:
Parish: Datchet Parish
Appeal Ref.: 17/60116/ENF **Enforcement Ref.:** 17/50138/ENF **PIns Ref.:** APP/T0355/C/17/3182835
Date Received: 18 May 2018 **Comments Due:** 29 June 2018
Type: Enforcement Appeal **Appeal Type:** Inquiry
Description: Appeal against the Enforcement Notice: Without Planning Permission the material change of use of the land from its current mixed use to a mixed use as existing with the addition of storage of cars, containers, scrap vehicles and vehicle parts; the importation of materials to form a hardstanding in connection with the storage of cars the siting of a portacabin and toilet block and the erection of palisade fencing.
Location: **Datchet Common Horton Road Datchet Slough**
Appellant: Mr D Loveridge And T Giles Messrs D Loveridge And T Giles **c/o Agent:** Dr Angus Murdoch Murdoch Planning Limited P O Box 71 Ilminster Somerset TA19 0WF

Ward:
Parish: Windsor Unparished
Appeal Ref.: 18/60066/REF **Planning Ref.:** 17/00482/FULL **Plns Ref.:** APP/T0355/W/17/
3187347

Date Received: 24 May 2018 **Comments Due:** 28 June 2018
Type: Refusal **Appeal Type:** Hearing

Description: Construction of a residential development comprising (Building A) a three storey block containing 7 x 1-bed, 5 x 2-bed flats, (Buildings B1 and B2) two terraces of 3 x 3-bed dwellings, (Building C) a part three/part four storey block containing 9 x 1 bed, 7 x 2-bed flats, (Building D) a part four/part five storey building containing 16 x 2 bed, 5 x 3-bed flats, (Building E) a part four/part five storey building containing 4 x 1-bed, 15 x 2-bed flats, (Block F) a four storey building containing 7 x 1-bed and 8 x 2-bed flats. Refuse and cycle stores, new road and pavements/cycleways with parking (surface and underground) and amenity/play space, hard and soft landscaping, ancillary works following demolition of existing commercial buildings.

Location: **Street Record Shirley Avenue Windsor**
Appellant: Medina Property Development Ltd **c/o Agent:** Mrs Amanda Olley Summit Planning Associates The Studio 4th Floor No. 1 St Ann Street Manchester M2 7LG