

## Planning Appeals Received

7 July 2018 - 3 August 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 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:** Datchet Parish  
**Appeal Ref.:** 18/60077/REF  
**Planning Ref.:** 17/00401/OUT  
**Plns Ref.:** APP/T0355/W/18/3197255  
**Date Received:** 9 July 2018  
**Comments Due:** 13 August 2018  
**Type:** Refusal  
**Description:** Outline application for access, appearance, layout and scale be considered at this stage (with landscaping to be reserved), for a 2.5 storey building comprising 8 flats (7 x 1 bed and 1 x 2 bed) with car parking and cycle storage.  
**Location:** **Former 138 Datchet Cottage Horton Road Datchet Slough**  
**Appellant:** Messrs Williamson And Bugden **c/o Agent:** Mr Gill-Ross Architects Corporation Ltd Flat 1 Thornhill House 14 Upton Road Watford WD18 0JP

**Ward:**  
**Parish:** Windsor Unparished  
**Appeal Ref.:** 18/60078/REF  
**Planning Ref.:** 17/02911/FULL  
**Plns Ref.:** APP/T0355/W/18/3196739  
**Date Received:** 9 July 2018  
**Comments Due:** 13 August 2018  
**Type:** Refusal  
**Description:** 10 flats with associated parking following the demolition of the existing Public House  
**Location:** **The Queen 282 Dedworth Road Windsor SL4 4JR**  
**Appellant:** Mr David Ham Boundstone Developments Ltd **c/o Agent:** Mr Peter Smith PJSA Chartered Surveyors The Old Place Lock Path Dorney Windsor SL4 6QQ

**Ward:**  
**Parish:** Eton Town Council  
**Appeal Ref.:** 18/60080/ENF  
**Enforcement Ref.:** 17/50166/ENF  
**Plns Ref.:** APP/T0355/C/17/3188530  
**Date Received:** 10 July 2018  
**Comments Due:** 21 August 2018  
**Type:** Enforcement Appeal  
**Appeal Type:** Inquiry

**Description:** Appeal against the Enforcement Notice: Without planning permission the importation and distribution of materials, including but not limited to brick rubble and Type 1 MOT (granular sub base material) to facilitate the formation of hardstanding and an access track. Without planning permission the use of land for the siting of storage containers and storage of waste materials.

**Location:** **Crown Farm Eton Wick Road Eton Wick Windsor SL4 6PG**

**Appellant:** Mr Finlan McKillop **c/o Agent:** Mr Tom Mcardle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Maidenhead Berkshire SL6 6PQ

**Ward:**

**Parish:** Windsor Unparished

**Appeal Ref.:** 18/60081/REF **Planning Ref.:** 17/02566/OUT **Plns Ref.:** APP/T0355/W/18/3196076

**Date Received:** 13 July 2018 **Comments Due:** 17 August 2018

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

**Description:** Outline application for up to 14 units with access only to be considered at this stage with all other matters to be reserved for the construction of a 3 storey building with accommodation in the roof and associated car parking and landscaping following demolition of 151 -153 Clarence Road

**Location:** **151 - 153 Clarence Road Windsor**

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

**Ward:**

**Parish:** Datchet Parish

**Appeal Ref.:** 18/60084/REF **Planning Ref.:** 18/00556/FULL **Plns Ref.:** APP/T0355/D/18/3204058

**Date Received:** 17 July 2018 **Comments Due:** Not Applicable

**Type:** Refusal **Appeal Type:** Householder

**Description:** Raising of the ridge height to form habitable accommodation, Juliette balcony, side dormer and 8 no rooflights.

**Location:** **6 Leigh Park Datchet Slough SL3 9JP**

**Appellant:** Mr Manmeet Gill **c/o Agent:** Mr Ravinder Gill 26 Cranmore Avenue Isleworth TW7 4QW

**Ward:**

**Parish:** Windsor Unparished

**Appeal Ref.:** 18/60088/REF **Planning Ref.:** 17/03439/FULL **Plns Ref.:** APP/T0355/W/18/3199532

**Date Received:** 26 July 2018 **Comments Due:** 30 August 2018

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

**Description:** Erection of 3 x maisonettes with associated parking following the demolition of 4 x existing garages.

**Location:** **Land To The Rear of Maynard Court Clarence Road Windsor**

**Appellant:** Hawtrey Developments Ltd **c/o Agent:** Mr S Saxena ADS Suite 462 5 Spur Road Isleworth Middlesex TW7 5BD

**Ward:**

**Parish:** Windsor Unparished

**Appeal Ref.:** 18/60089/REF **Planning Ref.:** 17/02289/FULL **Plns Ref.:** APP/T0355/W/18/3195732

**Date Received:** 30 July 2018 **Comments Due:** 3 September 2018

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

**Description:** Demolition of two existing D1 buildings and the construction of an apartment building to provide 6 No. C3 residential units, alongside a purpose built D1 Dental Practice and Denture Studio.

**Location:** **117 - 117A Dedworth Road Windsor**

**Appellant:** Suffolk Life Annuities Ltd **c/o Agent:** Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor Berkshire SL4 3EX

## Appeal Decision Report

7 July 2018 - 3 August 2018

WINDSOR URBAN

**Appeal Ref.:** 18/60044/REF    **Planning Ref.:** 17/02552/FULL    **Plns Ref.:** APP/T0355/W/18/3198087

**Appellant:** Mr & Mrs Reed c/o    **Agent:** Mr Jake Colinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

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

**Description:** 2 No. semi-detached houses with raised patios, parking and new access following demolition of existing dwelling and carport

**Location:** Trimstone Hermitage Lane Windsor SL4 4AZ

**Appeal Decision:** Dismissed    **Decision Date:** 24 July 2018

**Main Issue:** The Inspector considered that due to its size, scale and siting, the appeal scheme would present an incongruous and cramped form of development in the street scene, which would result in the loss of open space around the site and which would be at odds within the existing context of predominantly detached houses. The frontage would be dominated by hardstanding required for parking and turning of vehicles with little space remaining for planting to maintain the area's leafy character. The site would appear more open leading to a more visually intrusive scheme.

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<b>Appeal Ref.:</b>	18/60069/REF	<b>Planning Ref.:</b>	18/00818/FULL	<b>Plns Ref.:</b>	APP/T0355/D/18/3203466
<b>Appellant:</b>	Mrs Janet West c/o <b>Agent:</b> Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor SL4 5EN				
<b>Decision Type:</b>	Delegated	<b>Officer Recommendation:</b>	Refuse		
<b>Description:</b>	Part single part two storey front extension and garage conversion following demolition of the existing first floor rear element				
<b>Location:</b>	<b>39 Hemwood Road Windsor SL4 4YX</b>				
<b>Appeal Decision:</b>	Allowed	<b>Decision Date:</b>	31 July 2018		
<b>Main Issue:</b>	<p>Due to the varied building line in which the property is located, the horizontal alignment of properties in the street, the substantial trees within the site which would obscure much of the properties visual bulk from the street, and the fact that the neighbouring property is set above No.39, the resulting dwelling is unlikely to form a prominent or visually harmful addition to the street. Furthermore the sizeable two storey front gable is not one which would be uncomfortably different from some of the house types found locally. For these reasons the proposal is considered to cause no harm to the character or appearance of the area; in line with Local Plan Policies DG1 and H14. Conditions: 1. The development hereby permitted shall begin no later than three years from the date of this decision. 2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. 3. The development hereby permitted shall be carried out in accordance with the following approved plans: 2015 PL01A, PL02A &amp; PL03.</p>				

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<b>Appeal Ref.:</b>	18/60070/REF	<b>Planning Ref.:</b>	17/03354/FULL	<b>Plns Ref.:</b>	APP/T0355/D/18/3202265
<b>Appellant:</b>	Mr Vilares <b>c/o Agent:</b> Mr Cameron Lloyd CAD UP Ltd Landmark House Station Road Hook RG27 9HA				
<b>Decision Type:</b>	Delegated	<b>Officer Recommendation:</b>	Refuse		
<b>Description:</b>	Construction of rear dormer to extend existing loft conversion				
<b>Location:</b>	<b>73 Grove Road Windsor SL4 1HT</b>				
<b>Appeal Decision:</b>	Dismissed	<b>Decision Date:</b>	31 July 2018		
<b>Main Issue:</b>	<p>The main issues are the effect of the proposal on, firstly, the character and appearance of the host property and the locality and, secondly, on the living conditions for neighbours. The proposed dormer height would be around 0.25 metres higher than the dwellings existing ridge height and very disproportionately raise the height of part of the outrigger and the associated party wall. The extension would draw very little from what is characteristic of the host property. It would unduly dominate the rear elevation roofscape of the dwelling adding significant ungainly bulk to the host property and in no way relating to these Grove Road terraces. It would appear as an incongruous addition; the scheme would be excessive and lack suitable subtlety. The proposed dormer conflicts with LP policies DG1, H14, CA2 and the aims of S72 (1) of the Act; there would not be preservation of the character or appearance of the Conservation Area. In the tight urban environment and with the distances and orientation involved, and most meaningful outlook being down the rear garden, the roof level works would markedly impinge upon existing vistas, daylight or any sense of space. Privacy; obscure glazing and opening restrictions via a planning condition for the side facing en-suite window would deal satisfactorily with that and the built-up local context is one of mutual inter-visibility in any event. The scheme would not run contrary to policy H14 in regards to living conditions. The appeal proposal would not have unacceptable adverse effects on living conditions for neighbours it certainly would have for the character and appearance of the host property and the locality.</p>				

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<b>Appeal Ref.:</b>	18/60080/ENF	<b>Enforcement Ref.:</b>	17/50166/ENF	<b>Plns Ref.:</b>	APP/T0355/C/17/3188530
<b>Appellant:</b>	MR Finlan McKillop <b>c/o Agent:</b> Mr Tom Mcardle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Maidenhead Berkshire SL6 6PQ				
<b>Decision Type:</b>		<b>Officer Recommendation:</b>			
<b>Description:</b>	Appeal against the Enforcement Notice: Without planning permission the importation and distribution of materials, including but not limited to brick rubble and Type 1 MOT (granular sub base material) to facilitate the formation of hardstanding and an access track. Without planning permission the use of land for the siting of storage containers and storage of waste materials.				
<b>Location:</b>	<b>Crown Farm Eton Wick Road Eton Wick Windsor SL4 6PG</b>				
<b>Appeal Decision:</b>	Withdrawn	<b>Decision Date:</b>	25 July 2018		