

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

Appeal Decision Report

21 July 2018 - 17 August 2018

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Royal Borough
of Windsor &
Maidenhead

MAIDENHEAD

Appeal Ref.: 18/60050/NOND **Planning Ref.:** 17/01267/FULL **Plns Ref.:** APP/T0355/W/17/3191921
Appellant: Mr Richard Potyka c/o **Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Alterations to the existing roof to include 2 No. dormers on east elevation to form a 1 No. bedroom apartment with alterations to the parking layout and new access off Brunel Road
Location: **Former 105 Brunel Road Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 18 July 2018
Main Issue: The floor area of the proposed flat would be significantly less than the national space standard of 37 metres for a one bedroom flat. In addition, the Planning Inspector was unable to establish definitively if a minimum ceiling height of 2.3 metres over 75% of the floor area, (required by the national standards) would be achieved. There would be no outlook from the flat, and the only illumination would be achieved through skylights. The Inspector concluded the development would be cramped and unsatisfactory accommodation that would be detrimental to the living conditions of future occupiers. The Planning Inspector also agreed with the Council that the additional parking space, required for the new flat, would reduce the area available for landscape works and increase the extent of parking on the site, to the detriment to the visual amenities of the street scene. As a result the proposal would harm the character and appearance of the area. A lack of a five year housing supply does not automatically lead to the granting of planning permission, and the limited public benefit from the development would not outweigh the harm identified.

Appeal Ref.: 18/60052/NOND **Planning Ref.:** 17/03118/FULL **Plns Ref.:** APP/T0355/W/18/3193280

Appellant: Mr & Mrs Millen **c/o Agent:** Mr King Andrew King And Associates 15 The Mill Tring Road Wilstone Tring WD3 3QD

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

Description: Construction of a single storey dwelling, reuse of existing access, additional hardsurfacing and landscaping.

Location: **Land At Mead House Pinkneys Drive Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 16 August 2018

Main Issue: The Inspector concluded that the significance of Mead House is derived not only from its inherent architectural features but its position relative to the original route through the settlement. Moreover, the eastern extents of the garden have remained largely unchanged since it was built. Consequently, the current openness to the east of Mead House has strong associations with the listed building, and significance as the setting for Mead House. In addition, that openness and its associated mature trees make a positive contribution to the character and appearance of the PGCA (Pinkneys Green Conservation Area). The proposal to subdivide the plot would diminish the spatial qualities of Mead House and a notable portion of the original plot would be separated from Head House. It would also erode the spaciousness and semi-rural character of the PGCA. The Inspector found the conclusion of the heritage statement that the development would not erode the significance of the assets, less than convincing and gave it limited weight. The Inspector therefore considered that the development would detract from the setting of the listed building and would fail to preserve or enhance the character or appearance of the PGCA, amounting to harm to the significance of these heritage assets contrary to policies CA2 and LB2. The development was also considered to conflict with LP Policy H11 which states that in established residential areas permission will not be given for schemes which would introduce a density of development which would be incompatible. With regard to the protected tree, the Inspector was not satisfied that an essential need to fell has been demonstrated on the grounds of health or safety. Nor was he satisfied that a replacement would result in a tree of equal stature. As such, the Inspector noted that the development would be contrary to LP Policy N6 which states that where the amenity value of trees outweighs the justification for development, planning permission may be refused. She also noted that it would also be contrary to LP Policies DG1, H10 and H11 which taken together are concerned with the loss of important features and views which contribute to character, and LP Policy CA2 which requires development to preserve the character or appearance of the area.

Appeal Ref.: 18/60071/REF **Planning Ref.:** 18/00008/FULL **Plns Ref.:** APP/T0355/D/18/3201798

Appellant: Mr L Page **c/o Agent:** Mr David Bates Domus Design Associates The Gatehouse Sonning Lane Sonning Reading Berkshire RG4 6ST

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

Description: Replacement garage and first floor annexe.

Location: **1 Memorial Cottage Fifield Road Fifield Maidenhead SL6 2NX**

Appeal Decision: Dismissed **Decision Date:** 31 July 2018

Main Issue: The proposed garage, by reason of its height, volume and bulk would represent an inappropriate form of development in the Green Belt. The proposal would be unacceptably harmful to the openness of the Green Belt, no very special circumstances exist to outweigh the identified harm. The proposed garage would also have an adverse impact upon the character and appearance of the host dwelling and the locality.

Planning Appeals Received

21 July 2018 - 17 August 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 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: Hurley Parish
Appeal Ref.: 18/60086/REF **Planning Ref.:** 18/00939/FULL **Plns Ref.:** APP/T0355/D/18/3206438
Date Received: 23 July 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Erection of a two-storey side extension and alterations to existing dwelling
Location: **May Cottage Lutmans Haven Knowl Hill Reading RG10 9YN**
Appellant: Mr & Mrs Robb & Patel **c/o Agent:** Mr Jonathan Jarman Bell Cornwell LLP Unit 2 Meridian Office Park Osborn Way Hook Hampshire RG27 9HY

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 18/60087/REF **Planning Ref.:** 18/00715/FULL **Plns Ref.:** APP/T0355/D/18/3207110
Date Received: 25 July 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: New front porch, part single part two storey side and rear extension and alterations to fenestration
Location: **Peace Haven Shurlock Road Waltham St Lawrence Reading RG10 0HN**
Appellant: Mrs Lucy Brooker **c/o Agent:** Mr Martin Gaine Just Planning Unit 822 19 - 21 Crawford Street London W1H 1PJ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 18/60092/REF **Planning Ref.:** 18/01223/FULL **Plns Ref.:** APP/T0355/D/18/3207923
Date Received: 6 August 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Single storey side extension and alterations to fenestration
Location: **1 White Rock Maidenhead SL6 8UD**
Appellant: Mr Neal Shipman **c/o Agent:** Edward Caush And Associates 11 Southdown Road Cosham Portsmouth P06 2EB

Ward:
Parish: Cookham Parish
Appeal Ref.: 18/60094/REF **Planning Ref.:** 17/00619/FULL **Plns Ref.:** APP/T0355/W/18/3203626
Date Received: 9 August 2018 **Comments Due:** 13 September 2018
Type: Refusal **Appeal Type:** Written Representation
Description: Three detached dwellings following demolition of existing stables and equestrian storage buildings
Location: **Hardings Farm Hills Lane Cookham Maidenhead**
Appellant: Mr And Mrs Richards **c/o Agent:** Miss Stefania Petrosino J S A Architects Ltd Tavistock House Waltham Road Maidenhead SL6 3NH

Ward:
Parish: Cookham Parish
Appeal Ref.: 18/60095/REF **Planning Ref.:** 17/03477/FULL **Plns Ref.:** APP/T0355/W/18/3202531
Date Received: 9 August 2018 **Comments Due:** 13 September 2018
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of a new dwelling following removal of redundant sewerage works and associated infrastructure
Location: **Site of Former Sewage Works Terrys Lane Cookham Maidenhead**
Appellant: Mr & Mrs Richards **c/o Agent:** Mr Al Morrow Phillips Planning Services Ltd Kingsbrook House 7 Kingsway Bedford MK42 9BA