

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

Appeal Decision Report

13 November 2015 - 9 December 2015



Appeal Ref.: 15/00054/REF **Planning Ref.:** 15/00477/FULL **Plns Ref.:** APP/T0355/W/1
5/3128922

Appellant: Mr And Mrs Goyal **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates
Highway House Lower Froyle Hants GU34 4NB GU34 4NB

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

Description: Construction of 9 x 2 bed and 2 x1 bed flats with basement parking with access off Greenfield's, following demolition of 2 x dwellings.

Location: **25 - 27 Braywick Road Maidenhead**

Appeal Decision: Allowed **Decision Date:** 24 November 2015

Main Issue: The Council refused the application on the grounds that the scale of the buildings would appear out of character with the suburban area. The Inspector acknowledged that the Council emphasised the "suburban" character but he stated that there is a diversity of features which contribute to the character and appearance of the area. The Inspector pointed out that at the front of the site is a busy dual carriageway which he considered was rather harsh and urban in its appearance with part of it elevated on the western side. The Inspector further stated that the houses on the appeal site sit below the level of the adjoining Braywick Road and that there is no consistent spacing, size or style to the houses on this side of the road. The Inspector also referred to the nearby four storey buildings at Greenfields and the amount of trees in the locality. The part of the development where no. 25 Braywick Road stands, the Inspector considered that this part would occupy a similar position and height to the existing building and would achieve a satisfactory transition between the houses to the north and the main part of the proposals on the site of no. 27 Braywick Road. It was considered that the rear part of the building on the site of no. 25 would have a slight jarring element and would not integrate well as a result of the vehicular entrance and the single storey element but there were limited views to this area. In terms of the building on no. 27, the Inspector considered that the building would have much greater bulk and much greater depth than the existing house and that its large scale would be emphasised by the size of the openings and balconies and furthermore that its palette of materials would make it stand out further. The Inspector noted the crown roof design but considered that the bulk of the roof would be broken up and that there were strong visual elements. Overall the Inspector considered that the building would sit comfortably on the plot and be compatible with the varied scale and character of the surroundings. It was also considered that the proposals would not harm the visual qualities or openness of the adjoining Green Belt and the overall loss of trees would not be harmful.

Appeal Ref.: 15/00055/REF **Planning Ref.:** 15/00872/CLA **Plns** APP/T0355/W/1
SMB **Ref.:** 5/3129030

Appellant: Mr R Ellis **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Ltd The Granary
Hyde Farm Marlow Road Maidenhead Berkshire SL6 6PQ

Decision Type: Delegated **Officer** Prior Approval
Recommendation: Required and
Refused

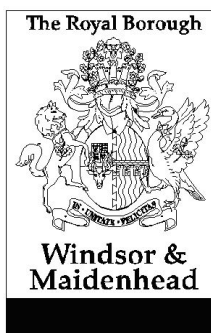
Description: (Class MB) Change of use from agricultural building to dwelling house

Location: **St Lawrence Nurseries Sill Bridge Lane Waltham St Lawrence Reading**

Appeal Withdrawn **Decision Date:** 26 November 2015
Decision:

Planning Appeals Received

13 November 2015 - 9 December 2015



MAIDENHEAD

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Further information on planning appeals can be found at www.planningportal.gov.uk/pcs Should you wish to make comments in connection with an appeal, please use the PIns reference number and write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email teame1@pins.gsi.gov.uk

Other appeals: The Planning Inspectorate Room 3/10A Kite Wing Temple Quay House 2 The Square Bristol BS1 6PN or email teamp13@pins.gsi.gov.uk

Parish/Ward: Bray Parish
Appeal Ref.: 15/00089/REF **Planning Ref.:** 15/02484/FULL **PIns Ref.:** APP/T0355/W/1 5/3137638
Date Received: 19 November 2015 **Comments Due:** 24 December 2015
Type: Refusal **Appeal Type:** Written Representation
Description: Change of use of land from agricultural to residential use.
Location: **Green Acres Fifield Road Fifield Maidenhead SL6 2NX**
Appellant: Mr Ryan Reider **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell RG12 9BX

Parish/Ward: White Waltham Parish
Appeal Ref.: 15/00090/REF **Planning Ref.:** 15/01659/FULL **PIns Ref.:** APP/T0355/W/1 5/3132937
Date Received: 27 November 2015 **Comments Due:** 1 January 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of 2 x 3 bed semi detached and 2 x 4 bed detached dwellings.
Location: **4 - 7 Woodlands Park Road Maidenhead**
Appellant: Mr Christopher Robinson- Elite Homes Ltd **c/o Agent:** Mr Ian Sowerby Bell Cornwell LLP Oakview House Station Road Hook Hampshire RG27 9TP

Parish/Ward:
Appeal Ref.: 15/00093/REF **Planning Ref.:** 15/01432/FULL **PIns Ref.:** APP/T0355/D/1 5/3139758
Date Received: 8 December 2015 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: 3 storey side extension and second storey front extension following hip to gable roof extension and enlargement of existing roof with the addition of 1 front dormer and 2 rear dormers to facilitate loft conversion. Addition of roof lantern to existing single storey rear extension and amendments to fenestration
Location: **29 Ray Mill Road West Maidenhead SL6 8SA**
Appellant: Mr Peter Hersom 29 Ray Mill Road West Maidenhead SL6 8SA