

# Appeal Decision Report

7 September 2018 - 8 October 2018

WINDSOR RURAL

**Appeal Ref.:** 18/60079/REF      **Planning Ref.:** 17/03331/FULL      **Plns Ref.:** APP/T0355/W/18/3196428

**Appellant:** Mr Ashton Hawthorne **c/o Agent:** Mr Gavin Boby G B Planning Permissions Ltd 32 St Leonards Road Horfield Bristol BS7 8SH

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

**Description:** Construction of x1 dwelling following demolition of the existing single storey extension, conservatory and part demolition of the existing garage at 1 Kinross Avenue

**Location:** 1 Kinross Avenue Ascot SL5 9EP

**Appeal Decision:** Allowed      **Decision Date:** 28 September 2018

**Main Issue:** It was considered that the distinctiveness of the estate had been previously compromised by additions and that the sites existing single storey side extension unbalances the terraces and as such the proposal would be more harmonious and have a positive impact on the terrace and the wider area. Additional comment is made as no direction from the council for standards with regards to the ratio of amenity space has been given and as such this does not form a sufficient reason for refusal.

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**Appeal Ref.:** 18/60093/REF      **Planning Ref.:** 18/00790/FULL      **Plns Ref.:** APP/T0355/D/18/3206645

**Appellant:** Mr And Mrs N And M Chohan And Bains **c/o Agent:** Miss Michaela Mercer Mercer Planning Consultants Ltd 22 Tanglewood Close Pyrford Woking Surrey GU22 8LG

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

**Description:** Two storey front, and rear extensions, with a new raised roof to provide accommodation within the roof space, and roof over the existing single storey garage to provide first floor accommodation with the insertion of three flat boxed dormers to the rear. Erection of a detached garage to the front. New front boundary treatment consisting of automatically opening gates, new brick piers and metal railings.

**Location:** 19 Llanvair Drive Ascot SL5 9HS

**Appeal Decision:** Dismissed      **Decision Date:** 2 October 2018

**Main Issue:** The proposed development includes various extensions and their scale would cumulatively subsume the host property rather than be subservient additions. The siting of the proposed garage adjacent to the front boundary would result in a visually prominent built form of development within the front garden. This physical enclosure of the front garden by railings and gates would contrast with mainly the verdant or unenclosed boundaries of other dwellings fronting the roads. Accordingly, it is concluded that the proposed development would cause unacceptable harm to the character and appearance of the host property and the streetscene and, as such, it would conflict with Policies DG1, H14 and N6 of the Royal Borough of Windsor and Maidenhead Local Plan (incorporating Alterations) and Policies NP/DG1, NP/DG2, NP/DG3 and NP/EN2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan. Amongst other matters, these policies require development to be of a high quality design which responds positively to the local townscape and integrates with the local surroundings.

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## Planning Appeals Received

7 September 2018 - 8 October 2018

### WINDSOR RURAL

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:** Sunninghill And Ascot Parish  
**Appeal Ref.:** 18/60109/REF      **Planning Ref.:** 18/01692/TPO      **PIns Ref.:** APP/TPO/T0355/6957  
**Date Received:** 12 September 2018      **Comments Due:** 24 October 2018  
**Type:** Refusal      **Appeal Type:** Hearing  
**Description:** T1 Sweet Chestnut: Crown reduction by 1.5 - 2.5m and height reduction by 2 - 3m  
**Location:** **Burwood House Ravensdale Road Ascot SL5 9HL**  
**Appellant:** Mr Chris Wright **c/o Agent:** Mr Patrick Stileman Forbes-Laird Arboricultural Consultancy Limited Dendron House 74 Barford Road Blunham Bedford MK44 3ND

**Ward:**  
**Parish:** Sunningdale Parish  
**Appeal Ref.:** 18/60112/PRPA      **Planning Ref.:** 18/01991/TPO      **PIns Ref.:** APP/TPO/T0355/7003  
**Date Received:** 3 October 2018      **Comments Due:** Not Applicable  
**Type:** Part Refusal/Part Approval      **Appeal Type:** Fast-track  
**Description:** (T1) English Oak - reduce and re-shape by 1.5m overall.  
**Location:** **Halfpenny House 10 Halfpenny Lane Sunningdale Ascot SL5 0EQ**  
**Appellant:** Mr Woolner **c/o Agent:** Mr Paul Warrener Branch Management 110 Bagshot Green Bagshot Surrey GU19 5JT