

Planning Appeals Received

18 September 2018 - 16 October 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 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: Maidenhead Unparished
Appeal Ref.: 18/60110/REF **Planning Ref.:** 18/01819/FULL **PIns Ref.:** APP/T0355/D/18/3210396
- Date Received:** 25 September 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Two storey side, single storey rear extension and new boundary fence.
Location: **1 Westmead Maidenhead SL6 7HQ**
Appellant: Mrs Farzana Sultana 89 Cookham Road Maidenhead SL6 7ET
- Ward:**
Parish: Maidenhead Unparished
Appeal Ref.: 18/60111/REF **Planning Ref.:** 18/01136/FULL **PIns Ref.:** APP/T0355/D/18/3210100
- Date Received:** 25 September 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Additional site access with new piers and gates and piers and gates to existing entrance
Location: **Fieldview 107 Cannon Court Road Maidenhead SL6 7QP**
Appellant: Mr Clive Capp **c/o Agent:** Mr Stuart Keen SKDesign Ltd Unit 16 Woodlands Business Park Woodlands Park Avenue Maidenhead SL6 3UA
- Ward:**
Parish: *Cookham Parish*
Appeal Ref.: 18/60113/REF **Planning Ref.:** 17/02973/FULL **PIns Ref.:** APP/T0355/W/18/3204534
- Date Received:** 8 October 2018 **Comments Due:** 12 November 2018
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of a new four bedroom detached dwelling and a detached garage, with associated landscaping, hardstanding and boundary treatment
Location: **Land To Rear of Stable Cottage Poundfield Lane Cookham Maidenhead**
Appellant: Mr & Mrs Alasdair Kent **c/o Agent:** Mr Nicholas Cobbold Bell Cornwell Chartered Town Planners Oakview House Station Road Hook Hampshire RG27 9TP

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 18/60114/REF **Planning Ref.:** 18/00717/FULL **Plns Ref.:** APP/T0355/W/18/
3206652
Date Received: 8 October 2018 **Comments Due:** 12 November 2018
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of a detached dwelling with parking and vehicular access from Carisbrooke
Close following the demolition of the existing garage.
Location: **Land At 2 Carisbrooke Close Maidenhead SL6 4RG**
Appellant: Mr B Sandhu **c/o Agent:** Mr Ifti Maniar Green Stone Planning And Design 11 Bankside
Headington Oxford OX3 8LT

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 18/60115/REF **Planning Ref.:** 18/00664/FULL **Plns Ref.:** .APP/T0355/W/18/
/3206609
Date Received: 9 October 2018 **Comments Due:** 13 November 2018
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of end terrace dwelling following the demolition of the existing single storey shop
Location: **Best One 3A Altwood Road Maidenhead SL6 4PB**
Appellant: Mr Chadda **c/o Agent:** Miss Stefania Petrosino JSA Architects Ltd Tavistock House
Waltham Road Woodlands Park Maidenhead SL6 3NH

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 18/60116/REF **Planning Ref.:** 17/03362/FULL **Plns Ref.:** APP/T0355/W/18/
3206608
Date Received: 9 October 2018 **Comments Due:** 13 November 2018
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of a three-bedroom linked detached dwelling with widened vehicular access
following the demolition of existing single storey shop.
Location: **Best One 3A Altwood Road Maidenhead SL6 4PB**
Appellant: Mr Neil Chadda **c/o Agent:** Miss Stefania Petrosino JSA Architects Ltd Tavistock House
Waltham Road Woodlands Park Maidenhead SL6 3NH

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 18/60117/REF **Planning Ref.:** 18/01231/FULL **Plns Ref.:** APP/T0355/W/18/
3206666
Date Received: 9 October 2018 **Comments Due:** 13 November 2018
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of x2 dwellings following demolition of the existing garage building
Location: **Shurlock Row Garage The Street Shurlock Row Reading RG10 0PS**
Appellant: Mr Hatch **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane
Windsor Berkshire SL4 5EN

Ward:
Parish: Cookham Parish
Appeal Ref.: 18/60118/REF **Planning Ref.:** 18/00899/FULL **Plns Ref.:** APP/T0355/W/18/
3207064
Date Received: 11 October 2018 **Comments Due:** 15 November 2018
Type: Refusal **Appeal Type:** Written Representation
Description: Increase in height and pitch of roof and construction of 5 dormer windows to accommodate
addition of one residential unit
Location: **Henry House 2 Whyteladyes Lane Cookham Maidenhead**
Appellant: Pinkneys Green (06) Ltd **c/o Agent:** Mr Keith Halson 27 Ancastle Green Henley-on-Thames
Oxfordshire RG9 1TR

Appeal Decision Report

18 September 2018 - 16 October 2018



MAIDENHEAD

Appeal Ref.: 18/60011/PRPA **Planning Ref.:** 17/02844/TPO **Plns Ref.:** APP/TPO/T0355/6583

Appellant: John Maguire 12 Repton Close Cox Green Maidenhead SL6 3DS

Decision Type: **Officer Recommendation:** Partial Refusal/Partial Approval

Description: (T1) - Ash - Fell. (TPO 21 of 2002)

Location: 12 Repton Close Maidenhead SL6 3DS

Appeal Decision: Dismissed **Decision Date:** 25 September 2018

Main Issue: The Inspector concluded that a balance must be made between the harm that would be caused to the amenity value of the tree if it were to be removed, and the matters put forward by the Appellant. Given the significant contribution the tree makes to the character and appearance of the area, none of the factors submitted by the Appellant, taken either singly or cumulatively, provide sufficient justification for the removal of the tree.

Appeal Ref.: 18/60065/REF **Planning Ref.:** 17/01107/FULL **Plns Ref.:** APP/T0355/W/17/3191002

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

Decision Type: Committee **Officer Recommendation:** Application Permitted

Description: Construction of a new community centre for use by the Hindu Society of Maidenhead and the wider community, to include associated parking, bin storage and cycle store

Location: RBWM Boulter's Lock Car Park Lower Cookham Road Maidenhead SL6 8JT

Appeal Decision: Dismissed **Decision Date:** 17 September 2018

Main Issue: With regard to the sole reason for refusal the Inspector concluded that the proposed development would provide sufficient parking, that it would have no ill-effect on the parking capacity of the adjacent public car park or on the efficient operation of the highway network in the vicinity of the site. However, the Inspector did consider that the proposed development would cause significant harm to Great Crested Newts and their habitat, which is not outweighed by the need for the development or its benefits. Paragraph 175 of the NPPF requires that where significant harm to biodiversity cannot be avoided, adequately mitigated, or compensated, then planning permission should be refused. Furthermore with regard to flood risk the Inspector concluded that he could not be sure that there are no reasonably available alternative sites with a lower risk of flooding and that therefore the Sequential Test has not been met. This is a fundamental requirement of the NPPF and Guidance and the Inspector therefore concludes that the site of the proposed development would not be appropriate, having regard to its location in an area at risk of flooding. It would be in conflict with paragraph 158 of the Framework.

Appeal Ref.: 18/60087/REF **Planning Ref.:** 18/00715/FULL **Plns Ref.:** APP/T0355/D/18/3207110

Appellant: Mrs Lucy Brooker **c/o Agent:** Mr Martin Gainé Just Planning Unit 822 19 - 21 Crawford Street London W1H 1PJ

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

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**

Appeal Decision: Allowed **Decision Date:** 15 October 2018

Main Issue: The Inspector found that the extensions would not be disproportionate to the size of the original dwelling, and therefore would not be inappropriate development in the Green Belt. The Inspector also found that the development would not have an unacceptable impact on the living conditions of the neighbouring dwelling.

Appeal Ref.: 18/60092/REF **Planning Ref.:** 18/01223/FULL **Plns Ref.:** APP/T0355/D/18/3207923

Appellant: Mr Neal Shipman **c/o Agent:** Edward Caush And Associates 11 Southdown Road Cosham Portsmouth P06 2EB

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

Description: Single storey side extension and alterations to fenestration

Location: **1 White Rock Maidenhead SL6 8UD**

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

Main Issue: The main issue was the effect of the proposed development on the risk of flooding. The appeal site is located in Flood Zone 3 and subject to Policy F1 of the Local Plan. The appellant did not submit a Flood Risk Assessment nor any evidence to contradict the Council's view and therefore the appeal was dismissed. The application for an award of costs was refused.
