



Appeal Decision Report

27 November 2015 - 18 December 2015

WINDSOR URBAN

Appeal Ref.: 15/00022/REF **Planning Ref.:** 14/01251/FULL **Plns Ref.:** APP/T0355/W/15/3005191

Appellant: Legoland Windsor Park Ltd **c/o Agent:** Mr Trevor Goode Ashurst LLP Broadwalk House 5 Appold Street London EC2A 2HA

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

Description: Installation of a new attraction including a haunted house building, queue line area, landscaping and alterations to an existing pathway within the resort

Location: **Haunted House Legoland Winkfield Road Windsor**

Appeal Decision: Allowed **Decision Date:** 27 November 2015

Main Issue: In the context of an already busy highway network the Inspector was not persuaded that there would be any harm to the openness of the Green Belt arising from traffic. The proposal would not constitute inappropriate development in the Green Belt. There would be no harm to openness, either from the proposed building itself or from vehicular activity on the highway network. As such, there would be no conflict with Policies GB1, GB2 and GB9 of the LP. There is no compelling evidence to support the Council's view that the development would generate additional traffic. However, having considered the worst case scenario presented by the appellant, in the context of the existing highway situation and in particular the daily and seasonal variations in traffic flows, the proposal would not be materially harmful to the operation of the local highway network. Therefore there would be no conflict with Policy DG1 of the LP. The proposal would not constitute a headline attraction. It would simply add to the critical mass of rides already within the Park. Given that these currently number in the region of 56, the Haunted House would represent a small fraction of the overall offer. There is no compelling evidence to link the appeal proposal with an increase in visits or a corresponding increase in traffic. Any additional traffic generated by the proposal, would be neither significant nor perceptible in the context of daily and seasonable fluctuations in flows. A full award of costs was awarded for the Appellant.

Appeal Ref.: 15/00064/REF **Planning Ref.:** 15/00537/FULL **Plns Ref.:** APP/T0355/W/15/3095212

Appellant: Mr Daniel Coombes - Altiora Investments Ltd **c/o Agent:** Miss Catherine Wilson C S K Architects 93A High Street Eton Windsor SL4 6AF

Decision Type: Committee **Officer Recommendation:** Defer and Delegate

Description: First floor side extension and alteration and raising of the existing roof to provide two additional 2-bedroom flats at 96 Dedworth Road, with additional car parking to be provided on adjacent land to the rear of 91A Dedworth Road

Location: **96 And Land Rear of 91A Dedworth Road Windsor**

Appeal Decision: Allowed **Decision Date:** 9 November 2015

Main Issue: The main issues considered by the Inspector were the effect of the development on the character and appearance of the area and whether satisfactory provision would be made for off-street parking.

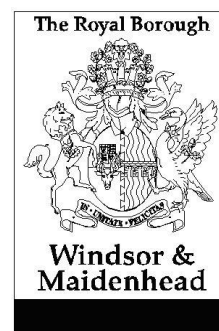
In regard to character and appearance the Inspector considered that the extension would be appropriate in terms of its bulk, scale and overall mass and would be in keeping with its surroundings, and that it would not harm the character and appearance of the area.

In regard to car parking provision, the Council's requirement for a maximum of 2 parking spaces for each of the two new flats, and proposal included parking to the rear of 91a Dedworth Road, approximately 100 metres from the appeal property. The Inspector shared the concerns expressed by Panel Members and local residents, but considered the appeal site to be in an area of "good accessibility" with shops, services and regular bus services all within a short walk of the appeal site he therefore considered that the more appropriate parking standard is 1 space per unit. As this property provides these at the front of the building, he considered that sufficient car parking was therefore already provided, and the parking at the rear of 91A Dedworth Road need not be linked to the application site, as provided for in a section106 planning obligation provided for the appeal.

Planning Appeals Received

27 November 2015 - 18 December 2015

WINDSOR URBAN



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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:

Appeal Ref.: 15/00091/REF **Planning Ref.:** 15/00905/FULL **Plns Ref.:** APP/T0355/W/15/3135834

Date Received: 27 November 2015

Comments Due: 1 January 2016

Type: Refusal

Appeal Type: Written Representation

Description: Erection of 2 x maisonettes with associated parking and access following the demolition of 4 x existing garages

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

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