

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE

Planning Appeals Received

7 August 2019 - 2 October 2019

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Royal Borough
of Windsor &
Maidenhead

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.: 19/60076/REF **Planning Ref.:** 19/00379/FULL **PIns Ref.:** APP/T0355/W/19/3232541
Date Received: 7 August 2019 **Comments Due:** 13 September 2019
Type: Refusal **Appeal Type:** Written Representation
Description: Two storey front infill extensions, two storey rear extension, new entrance canopies and single storey side extension to 49 Cookham Road, following demolition of the existing single storey rear element of 1 Australia Avenue and raising of main ridge, 2 No. front dormers, rear rooflights, first floor front balcony and alterations to front, rear and first floor side facing windows.
Location: **1 Australia Avenue Maidenhead And 49 Cookham Road Maidenhead**
Appellant: Mrs Khan **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY
- Ward:**
Parish: Maidenhead Unparished
Appeal Ref.: 19/60072/REF **Planning Ref.:** 18/03163/FULL **PIns Ref.:** APP/T0355/W/19/3232226
Date Received: 12 August 2019 **Comments Due:** 16 September 2019
Type: Refusal **Appeal Type:** Written Representation
Description: Two storey front and rear extension following conversion to form 7no. dwelling units
Location: **29 - 31 Harrow Lane Maidenhead**
Appellant: Mr L Lika **c/o Agent:** Mr P Haran 5 St Bartholomews Road Reading RG1 3QA
- Ward:**
Parish: Bisham Parish
Appeal Ref.: 19/60074/REF **Planning Ref.:** 18/03413/FULL **PIns Ref.:** APP/T0355/W/19/3224777
Date Received: 12 August 2019 **Comments Due:** 16 September 2019
Type: Refusal **Appeal Type:** Written Representation
Description: Replacement single/two storey rear extension
Location: **2 Hall Place Lane Burchetts Green Maidenhead SL6 6QY**
Appellant: Mrs Carol Horner **c/o Agent:** Mr Nick Griffin Griffin Planning Consultancy Limited 63 Pevensey Way Frimley Camberley GU16 9UU

Ward:
Parish: Bisham Parish
Appeal Ref.: 19/60075/REF **Planning Ref.:** 18/03414/LBC **Plns Ref.:** APP/T0355/Y/19/3224781
Date Received: 12 August 2019 **Comments Due:** 16 September 2019
Type: Refusal **Appeal Type:** Written Representation
Description: Consent to demolish the late 20th Century single-storey rear extension and replacing it with a single/two storey rear extension. Externally repaint/repared front brickwork where necessary; replace ground floor front unoriginal window with new Conservation Casement windows; repair as necessary the historic windows at first-floor level to the front elevation; replacement of the front door and its frame; replace a section of guttering to No.2 with a new cast iron guttering and associated downpipes. Replace any slipped or missing tiles to the front and overhaul rear pitched roof section with Tudor handmade plain clay roof tiles
Location: **2 Hall Place Lane Burchetts Green Maidenhead SL6 6QY**
Appellant: Mrs Carol Horner **c/o Agent:** Mr Nick Griffin Griffin Planning Consultancy Limited 63 Pevensey Way Frimley Camberley GU16 9UU

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 19/60078/REF **Planning Ref.:** 19/01339/FULL **Plns Ref.:** APP/T0355/D/19/3235659
Date Received: 22 August 2019 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Single storey side infill extension, garage conversion and changes to fenestration
Location: **Warwicks The Street Shurlock Row Reading RG10 0PS**
Appellant: Clare Fairbrother Warwicks The Street Shurlock Row Reading RG10 0PS

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 19/60079/REF **Planning Ref.:** 19/01253/FULL **Plns Ref.:** APP/T0355/D/19/3234272
Date Received: 27 August 2019 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Proposed single storey front and first floor rear extension with addition of 1 no. new window to right elevation.
Location: **47 Cookham Road Maidenhead SL6 7EW**
Appellant: Mr P Akhtar **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead Berkshire SL6 5EY

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 19/60080/REF **Planning Ref.:** 19/00359/FULL **Plns Ref.:** APP/T0355/W/19/3234510
Date Received: 6 September 2019 **Comments Due:** 11 October 2019
Type: Refusal **Appeal Type:** Hearing
Description: Alterations to chimneys to lower height and install new chimney pots, removal of two sections of pitched roof and replacement with flat roof, removal of chimney stack and alterations to fenestration (Part Retrospective).
Location: **Old Gunsbrook House Twyford Road Waltham St Lawrence Reading RG10 0HE**
Appellant: Mr Bangs **c/o Agent:** Mr Tom Brooks Icen Projects Ltd Da Vinci House 44 Saffron Hill London EC1N 8FH

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 19/60086/REF **Planning Ref.:** 19/00360/LBC **Plns Ref.:** APP/T0355/Y/19/3234509
Date Received: 6 September 2019 **Comments Due:** 11 October 2019
Type: Refusal **Appeal Type:** Hearing

Description: Application for internal and external works to Grade II listed building. Seeking consent to retain: removal of modern partitions, fixtures, fittings, finishes and services; internal refurbishment and joinery works; works to fireplaces; new window openings; new internal door openings; alteration of chimneys and roofs. Seeking consent for: completion of internal refurbishment works, including flagstone flooring and joinery to historic patterns; works to fireplaces; completion of unfinished window openings; reinstatement of external infill brickwork; new external and internal doors to historic patterns; completion of unfinished roofs in traditional materials.

Location: **Old Gunsbrook House Twyford Road Waltham St Lawrence Reading RG10 0HE**

Appellant: Mr Bangs **c/o Agent:** Mr Tom Brooks Icen Projects Ltd Da Vinci House 44 Saffron Hill London EC1N 8FH

Ward:
Parish: Shottesbrooke Parish
Appeal Ref.: 19/60082/REF **Planning Ref.:** 19/01728/FULL **Plns Ref.:** APP/T0355/W/19/3236019
Date Received: 11 September 2019 **Comments Due:** 16 October 2019
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of a five bedroom dwelling following the demolition of the existing dwelling.
Location: **Ann Cherry Cottage Howe Lane Binfield Bracknell RG42 5QS**
Appellant: Mr & Mrs P Dewey-Bruce **c/o Agent:** Mr Alex Frame ADS Property Services Taradale Little Lane Upper Bucklebury RG7 6QX

Ward:
Parish: Bray Parish
Appeal Ref.: 19/60090/REF **Planning Ref.:** 18/02882/FULL **Plns Ref.:** APP/T0355/W/19/3223364
Date Received: 12 September 2019 **Comments Due:** 24 October 2019
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of a proposed barn (retrospective)
Location: **Land At Moor Farm South of The Pond Ascot Road Holyport Maidenhead**
Appellant: Mr Frankham **c/o Agent:** Mr Tom Mcardle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Maidenhead Berkshire SL6 6PQ

Ward:
Parish: Bray Parish
Appeal Ref.: 19/60091/REF **Planning Ref.:** 18/02881/FULL **Plns Ref.:** APP/T0355/W/19/3223366
Date Received: 12 September 2019 **Comments Due:** 24 October 2019
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of a barn (retrospective).
Location: **Land At Moor Farm North of Livery And East of The Bourne Ascot Road Holyport Maidenhead**
Appellant: Mr Frankham **c/o Agent:** Mr Tom Mcardle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Maidenhead Berkshire SL6 6PQ

Ward:
Parish: Bray Parish
Appeal Ref.: 19/60096/ENF **Enforcement Ref.:** 18/50124/ENF **Plns Ref.:** APP/T0355/C/19/3225462
Date Received: 12 September 2019 **Comments Due:** 24 October 2019
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Without planning permission the importation of soil, rubble and other materials for the purpose of raising of land levels, formation of bunds and erection of two barns, the stripping of land to create earth bunds, formation of hardstanding and a change of use of the land for the parking / storage of vehicles.
Location: **Moor Farm Ascot Road Holyport Maidenhead SL6 2HY**
Appellant: John James Frankham **c/o Agent:** Mr Tom Mcardle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Maidenhead Berkshire SL6 6PQ

Ward:
Parish: Bray Parish
Appeal Ref.: 19/60097/ENF **Enforcement Ref.:** 18/50124/ENF **Plns Ref.:** APP/T0355/C/19/3225461
Date Received: 12 September 2019 **Comments Due:** 24 October 2019
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Without planning permission the importation of soil, rubble and other materials for the purpose of raising of land levels, formation of bunds and erection of two barns, the stripping of land to create earth bunds, formation of hardstanding and a change of use of the land for the parking / storage of vehicles.
Location: **Moor Farm Ascot Road Holyport Maidenhead SL6 2HY**
Appellant: John James Frankham **c/o Agent:** Mr Tom Mcardle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Maidenhead Berkshire SL6 6PQ

Ward:
Parish: Bray Parish
Appeal Ref.: 19/60098/ENF **Enforcement Ref.:** 18/50124/ENF **Plns Ref.:** APP/T0355/C/18/3218796
Date Received: 12 September 2019 **Comments Due:** 24 October 2019
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Without planning permission the importation of soil, rubble and other materials for the purpose of raising of land levels, formation of bunds and erection of two barns, the stripping of land to create earth bunds, formation of hardstanding and a change of use of the land for the parking / storage of vehicles.
Location: **Moor Farm Ascot Road Holyport Maidenhead SL6 2HY**
Appellant: John James Frankham **c/o Agent:** Mr Tom Mcardle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Maidenhead Berkshire SL6 6PQ

Ward:
Parish: Bray Parish
Appeal Ref.: 19/60088/REF **Planning Ref.:** 19/00468/FULL **Plns Ref.:** APP/T0355/D/19/3233993
Date Received: 16 September 2019 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: New carport.
Location: **53 Windsor Road Maidenhead SL6 2DN**
Appellant: Mr M Herridge **c/o Agent:** Mr Richard Regan 67 Green Road High Wycombe HP13 5AZ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 19/60089/REF **Planning Ref.:** 16/03297/FULL **Plns Ref.:** APP/T0355/W/19/3223912
Date Received: 17 September 2019 **Comments Due:** 22 October 2019
Type: Refusal **Appeal Type:** Hearing
Description: Change of use and alterations of hotel building to create 15 apartments; demolition of annex and replacement with new residential building containing 11 apartments; alterations to Guardhouse building to provide 2 x 2 bed dwelling houses; and provision of associated car parking and landscaping
Location: **Guards House And Waterside Lodge And Thames Riveriera Hotel 162 Bridge Road Maidenhead**
Appellant: Arena Racing Company/Galleon Hotels **c/o Agent:** Nicola Insley CMS Cannon Place 78 Cannon Street London EC4N 6AF

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 19/60093/REF **Planning Ref.:** 19/00342/CPD **Plns Ref.:** APP/T0355/X/19/3233539
Date Received: 17 September 2019 **Comments Due:** 29 October 2019
Type: Refusal **Appeal Type:** Written Representation
Description: Certificate of lawfulness to determine whether the proposed hip-to-gable conversion, L-shaped rear dormer and front rooflights is lawful.
Location: **7 South Road Maidenhead SL6 1HF**
Appellant: Ms Eleanor Jones 7 South Road Maidenhead SL6 1HF

Ward:
Parish: Bray Parish
Appeal Ref.: 19/60094/ENF **Enforcement Ref.:** 16/50242/ENF **Plns Ref.:** APP/T0355/C/18/3215426
Date Received: 17 September 2019 **Comments Due:** 29 October 2019
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice. Without planning permission the material change of use of the land to a mixed use comprising a dwellinghouse, outbuildings and hardstanding. Use of the paddock for equestrian purposes and car repairs and associated car storage.
Location: **Kimbers Lane Farm Oakley Green Road Oakley Green Windsor SL4 4QF**
Appellant: Mr Perrin Stevens **c/o Agent:** Mr Joe Cunnane Cunnane Town Planning LLP Oriel House 26 The Quadrant Richmond TW9 1DL

Appeal Decision Report

13 August 2019 - 2 October 2019

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Appeal Ref.: 19/60036/REF **Planning Ref.:** 18/02701/FULL **Plns Ref.:** APP/T0355/W/19/3224752

Appellant: Mr P Hall **c/o Agent:** Mr T Rumble Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

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

Description: Erection of 2 No. dwellings, garages, parking and associated landscaping following demolition of existing buildings and removal of hardstanding

Location: **Barn Bears Copse Plough Lane West End Waltham St Lawrence Reading**

Appeal Decision: Allowed **Decision Date:** 29 August 2019

Main Issue: The proposal amounts to inappropriate development and moderate harm would be caused to the openness of the Green Belt. The appellant has an alternative fallback position, a prior approval scheme, which the Inspector concluded would be considerably more harmful to the openness of the Green Belt than the appeal proposal. The fallback position would not contribute as positively to the character and appearance of the area and would provide less satisfactory living conditions. The Inspector concluded that very special circumstances existed to justify the development. A condition has been imposed to ensure that the existing barn, hardsurfacing and bin store are removed prior to the occupation of the dwellings and permitted development rights (Classes A, B, C, D and E) have been removed.

Appeal Ref.: 19/60037/REF **Planning Ref.:** 18/02342/FULL **Plns Ref.:** APP/T0355/W/19/3225260

Appellant: Mr Graham Denton **c/o Agent:** Miss Rebecca Redford Bluestone Planning LLP Suite 5 The Enterprise Centre Unit 41-42 Shrivenham Hundered Business Park Majors Road Watchfield Swindon SN6 8TZ

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

Description: New detached dwelling with associated garage building, parking, landscaping and new access.

Location: **Land Adjacent Hurford House New Road Hurley Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 30 August 2019

Main Issue: The Inspector considered that the scheme was a form of inappropriate development in the Green Belt, and would also result in a moderate impact on openness. The harm to the Green Belt was afforded substantial weight by the Inspector. The Inspector also considered that the scheme would result in less than substantial harm to the Conservation Area. The Inspector considered that it had not been demonstrated that the scheme would not cause harm to the sycamore tree at the front of the site which they considered makes a positive contribution to the character of the area. The Inspector refused the application for the award of costs.

Appeal Ref.: 19/60054/REF **Planning Ref.:** 19/00356/FULL **Plns Ref.:** APP/T0355/W/19/3229741

Appellant: Mr Mick Holdaway **c/o Agent:** Mr John Hunt Pike Smith & Kemp Rural & Commercial Ltd
The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ

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

Description: Retention of existing cabin for ancillary residential use for a period of three years.

Location: **Pondwood Farm Pondwood Lane White Waltham Maidenhead SL6 3SS**

Appeal Decision: Dismissed **Decision Date:** 29 August 2019

Main Issue: The Inspector concluded that it had not been demonstrated that the harm resulting from the scheme is clearly outweighed by other considerations. Whilst there is no substantive evidence before the Inspector in respect of whether or not the Council are able to demonstrate a five year land supply, with regard to NPPF paragraphs 67 and 73, Green Belt policy nevertheless provides a clear reason for refusal with reference to NPPF paragraph 11(d)(i). The development conflicts with the relevant provisions of LP policies GB1, GB3 and of the NPPF, with the other material considerations in favour of the development insufficient to justify allowing the appeal.

Appeal Ref.: 19/60062/REF **Planning Ref.:** 19/00276/PIP **Plns Ref.:** APP/T0355/W/19/3230780

Appellant: Mr T Dhunay **c/o Agent:** Mr David Holmes Progress Planning Burkes Court Burkes Road Beaconsfield HP9 1NZ

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

Description: Construction of 2 houses.

Location: **Land Rear of 20 Ray Street Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 24 September 2019

Main Issue: The Inspector concluded that the scheme would be unacceptable on flood risk grounds, as they considered that the Sequential Test had not been passed. The Inspector concluded that the scheme would be acceptable on transport grounds.

Appeal Ref.: 19/60078/REF **Planning Ref.:** 19/01339/FULL **Plns Ref.:** APP/T0355/D/19/3235659

Appellant: Clare Fairbrother Warwicks The Street Shurlock Row Reading RG10 0PS

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

Description: Single storey side infill extension, garage conversion and changes to fenestration

Location: **Warwicks The Street Shurlock Row Reading RG10 0PS**

Appeal Decision: Allowed **Decision Date:** 25 September 2019

Main Issue: The proposal would be inappropriate development in the Green Belt and inevitably would impact on Green Belt openness and its related purposes. Nonetheless, the scheme would have no greater material impact on Green Belt openness and its purposes than the existing development. Moreover, it would have no material adverse impact on the character or appearance of the host property and its surroundings, including the SRCA as a designated heritage asset. Accordingly, in considering the proposal as a whole, its planning history, its effect on its surroundings, relevant policy and guidance and all other considerations, the Inspector concluded that very special circumstances exist to justify the proposal.
