



Appeal Decision Report

9 December 2015 - 8 January 2016

MAIDENHEAD

Appeal Ref.: 15/00053/REF **Planning Ref.:** 15/00203/FULL **Plns Ref.:** APP/T0355/W/15/3033697

Appellant: Mr John Ranner **c/o Agent:** Mr Allen Watson Buttery And Watson Berry Cottage 78 Altwood Road Maidenhead SL6 4PZ

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

Description: Construction of detached chalet bungalow following demolition of existing building (sui generis use veterinary surgery)

Location: **Kelperland Veterinary Centre Moneyrow Green Holyport Maidenhead SL6 2ND**

Appeal Decision: Dismissed **Decision Date:** 9 December 2015

Main Issue: The Inspector concluded that the proposed development is not 'infilling' in the commonly applied planning sense of the term. The proposal would best be described as backland development. The volume of the proposed dwelling would also far surpass that of the existing building being materially longer, wider, higher and bulkier than the building replaced. It is therefore inevitable that it would have a far greater impact on the openness of the GB. Accordingly, having regard to the provisions of local and national policy, they conclude that the proposal would amount to inappropriate development in the GB. The replacement building would be more centrally sited than the existing building and located to the rear of a dwelling known as The Laurels, which fronts onto the main road. The living conditions of residents of The Laurels would be materially and harmfully affected due to the closeness of the proposed dwelling, together with its height and bulk, which means that it would be perceived as dominant and oppressive when viewed not only from the habitable rooms at first floor level, but also from The Laurels' garden, irrespective of the presence of the enclosure on the common boundary, contrary to Core Principle 4 of the NPPF.

Appeal Ref.: 15/00076/MINC **Planning Ref.:** 15/02178/ADV **Plns Ref.:** APP/T0355/Z/15/3134188

Appellant: Littlewick Properties Ltd **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

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

Description: Non-illuminated aluminium fascia sign

Location: **Big Wipes The Cleaning Centre Bath Road Littlewick Green Maidenhead SL6 3QR**

Appeal Decision: Dismissed **Decision Date:** 21 December 2015

Main Issue: The Inspector, whilst appreciating that this is a long established commercial site and the company wish to ensure that the building is identifiable to visitors, notes that although it is set back from the road and understands the need for signage and that the building could be painted without the need for planning permission. Notwithstanding this, he concludes that these matters do not overcome his concern over the impact on amenity due to the large size in an elevated position and the overall combination of the yellow wall and the sign make this advertisement harmful to the visual amenity of the area.

Appeal Ref.: 15/00083/REF **Planning Ref.:** 15/01668/FULL **Plns Ref.:** APP/T0355/D/15/
3135924

Appellant: Ms Lesley Brookman **c/o Agent:** Mr Pete Nicholson Developments In Design Ltd 24 Rectory
Road Wokingham Berkshire RG40 1DH

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

Description: Part single, part two storey side and rear extension, 1 No. rooflight to single storey extension,
1 No. light tube and alterations to first floor side elevation.

Location: **63 St Marks Crescent Maidenhead SL6 5DQ**

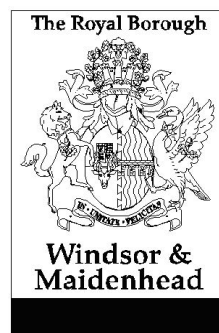
Appeal Decision: Dismissed **Decision Date:** 11 December 2015

Main Issue: The proposal will reduce the visual gap between the properties which will lead to a terracing
effect which will have a detrimental effect on the character of the area and the street scene.
It will have a cramped terracing effect which will be imposing and visually dominating and out
of character with the area. It will also have an overbearing effect on no 61 and its patio area
and garden, causing loss of amenity to that property.

Planning Appeals Received

10 December 2015 - 8 January 2016

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	Planning Ref.:	15/02575/FULL	PIns Ref.:	APP/T0355/D/15/3 139929
Appeal Ref.:	15/00094/REF				
Date Received:	14 December 2015	Comments Due:	Not Applicable		
Type:	Refusal	Appeal Type:	Householder		
Description:	Creation of first floor to create additional habitable accommodation				
Location:	Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND				
Appellant:	Mr Jonathan Light Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND				