

Planning Appeals Received

7 January 2021 - 4 February 2021

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: Horton Parish
Appeal Ref.: 21/60001/REF **Planning Ref.:** 20/02132/FULL **PIns Ref.:** APP/T0355/D20/3263453
Date Received: 12 January 2021 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Single storey rear extension
Location: **211 Coppermill Road Wraysbury Staines TW19 5NW**
Appellant: Mr Mannie Bhui **c/o Agent:** Mr Richard Simpson 132 Brunswick Road London W5 1AW

Ward:

Parish: Wraysbury Parish
Appeal Ref.: 21/60002/REF **Planning Ref.:** 20/01480/FULL **PIns Ref.:** APP/T0355/W/20/3263425
Date Received: 14 January 2021 **Comments Due:** 18 February 2021
Type: Refusal **Appeal Type:** Written Representation
Description: Replacement dwelling and new boundary treatment following demolition of existing bungalow and garage.
Location: **16 Ouseley Road Wraysbury Staines TW19 5JA**
Appellant: Mr Amit Mukar **c/o Agent:** Mr Asim Hussain 15 Alleyn Park SOUTHALL Middlesex UB2 5QT

Ward:

Parish: Bray Parish
Appeal Ref.: 21/60003/ENF **Enforcement Ref.:** 16/50329/ENF **PIns Ref.:** APP/T0355/C/20/3262239
Date Received: 14 January 2021 **Comments Due:** 25 February 2021
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Without planning permission, the material change of use of the land from a mixed use comprising dwellinghouse and agricultural land (sue generis), to a mixed use comprising dwellinghouse and the sale and display for sale of motor vehicles (sue generis); which incorporates the formation of hardstanding, to facilitate the use of the sale and display for sale of motor vehicles, and the material change of use of an existing outbuilding from incidental residential use to an office use and without planning permission the erection of an outbuilding.
Location: **Citi Autos Land At Queen Acre Cottage Windsor Road Water Oakley Windsor**
Appellant: W OWEN **c/o Agent:** Mr Spencer Copping WS Planning And Architecture Europe House Bancroft Road Reigate Surrey RH2 7RP

Ward:
Parish: Eton Town Council
Appeal Ref.: 21/60004/ENF **Enforcement Ref.:** 20/50142/ENF **Plns Ref.:** APP/T0355/C/20/3264580
Date Received: 15 January 2021 **Comments Due:** 26 February 2021
Type: Enforcement Appeal **Appeal Type:** Public Inquiry
Description: Appeal against the Enforcement Notice: Without planning permission, the importation and distribution of materials, including but not limited to road plainings to facilitate the formation of a hard surface.
Location: **Farm House Crown Farm Eton Wick Road Eton Wick Windsor SL4 6PG**
Appellant: Sines Parks Ltd **c/o Agent:** Mr Matthew Green Green Planning Studio Ltd Unit D Lunesdale Shrewsbury Upton Magna SY4 4TT

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 20/60035/ENF **Enforcement Ref.:** 17/50102/ENF **Plns Ref.:** APP/T0355/C/20/3264601
Date Received: 18 January 2021 **Comments Due:** 1 March 2021
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Without planning permission the material change of use of the land from a mixed use comprising residential and agricultural uses (sue generis) to a mixed use comprising residential use, agricultural use and the use of the land for the storage of motor vehicles (sue generis).
Location: **Beenhams Farm Beenhams Heath Shurlock Row Reading**
Appellant: Vernon James Neil Moss **c/o Agent:** Mr John Hunt Pike Smith And Kemp Rural And Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ

Ward:
Parish: Shottesbrooke Parish
Appeal Ref.: 21/60005/ENF **Enforcement Ref.:** 18/50022/ENF **Plns Ref.:** APP/T0355/C/20/3264591
Date Received: 18 January 2021 **Comments Due:** 1 March 2021
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Without planning permission, the erection of an outbuilding for separate residential use.
Location: **Pondwood Farm Pondwood Lane White Waltham Maidenhead SL6 3SS**
Appellant: Michael John Peter Holdaway **c/o Agent:** Mr John Hunt Pike Smith And Kemp Rural Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 21/60006/REF **Planning Ref.:** 20/02169/FULL **Plns Ref.:** APP/T0355/D/20/3263911
Date Received: 19 January 2021 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Single storey side/rear extension.
Location: **86 Badger Close Maidenhead SL6 2TE**
Appellant: Mr Rahman **c/o Agent:** Mr Darragh Mc Adam 4D Planning 86 - 90 Paul Street 3rd Floor London EC2A 4NE

Ward:
Parish: Bray Parish
Appeal Ref.: 21/60007/REF **Planning Ref.:** 20/01879/FULL **Plns Ref.:** APP/T0355/D/20/3263030
Date Received: 21 January 2021 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: New outbuilding - retrospective.
Location: **Little Acre Ascot Road Holyport Maidenhead SL6 3LD**
Appellant: Dr Lakshmi Kanthan **c/o Agent:** Mr Joseph Oakden Savills (UK) Ltd 33 Margaret Street London W1G 0JD

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 21/60008/REF **Planning Ref.:** 20/01519/FULL **Plns Ref.:** APP/T0355/D/20/3264189
Date Received: 21 January 2021 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Single storey rear extension and x1 rear dormer.
Location: **9 Barn Close Maidenhead SL6 7HD**
Appellant: Mr Sangha **c/o Agent:** Mr Wouter De Jager De Jager Consulting 87 Farmers Way Maidenhead SL6 3PJ

Ward:
Parish: White Waltham Parish
Appeal Ref.: 21/60009/REF **Planning Ref.:** 20/00575/FULL **Plns Ref.:** APP/T0355/W/20/3263870
Date Received: 22 January 2021 **Comments Due:** 26 February 2021
Type: Refusal **Appeal Type:** Written Representation
Description: Part change of use of the first floor from Residential (C3) to Hair and Beauty treatment (A1) (Retrospective).
Location: **15 Breadcroft Road Maidenhead SL6 3PA**
Appellant: Ms Paula Aldridge 15 Breadcroft Road Maidenhead SL6 3PA

Ward:
Parish: Hurley Parish
Appeal Ref.: 21/60010/REF **Planning Ref.:** 20/01936/FULL **Plns Ref.:** APP/T0355/D/20/3266022
Date Received: 26 January 2021 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Two storey side/rear extension, 1x side and 1x rear dormer windows, and alteration to fenestration.
Location: **The Croft Shepherds Lane Hurley Maidenhead SL6 5NG**
Appellant: Mr Russell Haley **c/o Agent:** Mr Philip Alexander DMM Consultancy Ltd 12 The Crescent Maidenhead SL6 6AB

Ward:
Parish: Bray Parish
Appeal Ref.: 21/60011/REF **Planning Ref.:** 19/01755/FULL **Plns Ref.:** APP/T0355/W/20/3255844
Date Received: 29 January 2021 **Comments Due:** 5 March 2021
Type: Refusal **Appeal Type:** Hearing
Description: Erection of 37 dwellings including the re-location of existing access along Maidenhead Road with associated parking, internal circulation, public open space, landscaping and related infrastructure
Location: **Squires Garden Centre Maidenhead Road Windsor SL4 5UB**
Appellant: Bewley Homes Plc And Square Bay (no5) LLP **c/o Agent:** Miss Sarah Hockin 2 Charlotte Place Southampton SO14 0TB

Appeal Decision Report

7 January 2021 - 4 February 2021

Appeal Ref.: 17/60053/ENF **Enforcement Ref.:** 16/50097/ENF **Plns Ref.:** APP/T0355/C/18/3205490

Appellant: Mr Robert Johnston **c/o Agent:** Mr John A Andrews John Andrews Associates The Lodge 66 St Leonards Road Windsor Berkshire SL4 3BY

Decision Type: No Further Action **Officer Recommendation:** No Further Action

Description: Appeal against the Enforcement Notice: Without planning permission the material change in the use of the land from the keeping of horses for private recreational purposes comprising non-commercial DIY livery, functioning with a maximum of six horses and six stables, to a mixed use comprising of private stabling and commercial livery with ancillary activities including 'assisted' DIY livery, part livery, full livery, schooling, hacking, lessons, massage, grooming, clipping; and the formation of hardstanding, the erection of buildings and the siting of a metal container to facilitate the material change in the use of the land.

Location: **Fairview Stables Darlings Lane Maidenhead SL6 6PB**

Appeal Decision: Allowed **Decision Date:** 4 January 2021

Main Issue: The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the Act as amended for the development already carried out, namely the use of the land and buildings at Fairview Stables, Darlings Lane, Maidenhead, SL6 6PB, as shown on the plan attached to the notice, for a mixed use comprising of private stabling and commercial livery with ancillary activities including "assisted" DIY livery, part livery, full livery, schooling, hacking, lessons, massage, grooming, clipping; and the formation of hardstanding, the erection of buildings and the siting of a metal container to facilitate the material change in the use of the Land, subject to the conditions set out in the Schedule attached to this decision. The Inspector concluded that the development preserves Green Belt openness and accords with the purposes of including land in the Green Belt, hence it is not inappropriate development. It is in keeping with the rural character to the west of Darlings Lane and he is satisfied that, subject to conditions, it accords with the development plan for the area, read as a whole. The appeal on this ground therefore succeeds, and he granted planning permission on the deemed application.

Appeal Ref.: 19/60111/ENF **Enforcement Ref.:** 16/50097/ENF **Plns Ref.:** APP/T0355/C/19/3235815

Appellant: Mr Robert Johnston **c/o Agent:** Mr John Andrews John Andrews Associates 22 Harvest Hill Road Maidenhead Berkshire SL6 2QQ

Decision Type: No Further Action **Officer Recommendation:** No Further Action

Description: Appeal against the Enforcement Notice: 1. The use of the haystore as a tea room, kitchenette, office, washroom and rest room in breach of condition 9 of planning permission 425597. 2. The use of surfaced 'open' areas for the erection of buildings and open storage in breach of condition 10 of planning permission 425597.

Location: **Fairview Stables Darlings Lane Maidenhead SL6 6PB**

Appeal Decision: Withdrawn **Decision Date:** 4 January 2021

Main Issue: The Inspector concluded that he would not be able to grant permission for the current mixed use, nor could he grant permission for a use of the haystore for anything that entailed a material change of use of the land. But in any case, since planning permission has already been granted on Appeal A for a different development, it would be utterly pointless to determine this ground (a) appeal. The Appeal A permission acts to nullify the effect of the Appeal B notice so far as the requirements are inconsistent with it, hence the notice is now of no practical effect in any case.

Appeal Ref.: 20/60029/ENF **Enforcement Ref.:** 17/50006/ENF **Plns Ref.:** APP/T0355/C/19/3224014

Appellant: Haulfryn Group Ltd **c/o Agent:** Miss Amy Cater Tozers LLP North Door Broadwalk House Southernhay West Exeter EX1 1UA

Decision Type: **Officer Recommendation:**

Description: Appeal against the Enforcement Notice: Non-compliance with Condition 1 of planning permission 91/01625/FULL (continued use of riverbank for thirty-three residential and leisure boat moorings).

Location: **The Willows Riverside Park Club Maidenhead Road Windsor SL4 5TQ**

Appeal Decision: Dismissed **Decision Date:** 25 January 2021

Main Issue: The Inspector came to the conclusion that condition 1 of 91/01625/FULL is necessary to protect the Green Belt and the character and setting of the River Thames. Whilst the Inspector agreed that Haulfryn 1 was capable of navigation and that it had an integral means of propulsion. She did not accept that the vessel, in the context of condition 1, could be considered as a houseboat. The corrected enforcement notice was upheld and the deemed application refused. The partial and full application for costs made by the appellant, was also dismissed.

Appeal Ref.: 20/60084/REF **Planning Ref.:** 20/00977/FULL **Plns Ref.:** APP/T0355/W/20/3257386

Appellant: Mr S Marston **c/o Agent:** Mr Andy Meader Pegasus Group Colombia Station Road Bracknell Berkshire RG12 1LP

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

Description: Erection of a new dwelling following demolition of existing dwelling and outbuilding.

Location: **63 The Avenue Wraybury Staines TW19 5EY**

Appeal Decision: Dismissed **Decision Date:** 3 February 2021

Main Issue: The proposal would introduce a replacement dwelling that would be materially larger than the building it replaces. It would represent inappropriate development within the Green Belt when assessed against paragraph 145 (d) of the NPPF and adopted LP policies. In both spatial and visual terms the proposal would have a greater impact on the openness of the Green Belt than the existing situation, contrary to the Framework where it states an essential characteristic of Green Belts are their openness. Considering the substantial weight and national importance to protecting the Green Belt, all the considerations that weigh in favour of the proposal, do not clearly outweigh the identified harm to the Green Belt to amount to the very special circumstances necessary to justify the development.

Appeal Ref.: 20/60091/REF **Planning Ref.:** 19/03351/FULL **Plns Ref.:** APP/T0355/W/20/3260273

Appellant: Beechcroft Developments Ltd **c/o Agent:** Mr Christopher Colloff Savills (UK) Ltd Unit 5 Napier Court Napier Road Reading RG1 8BW

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

Description: Redevelopment of the former Thames Hospice to provide a retirement housing development of x45 dwellings comprising x3 two-storey terraced houses, x4 two-storey semi-detached houses, x2 2.5-storey apartment blocks and x1 three-storey apartment block with associated parking, car port, landscaping, refuse stores and cycle stores, following demolition of the existing building.

Location: **Thames Hospicecare Pine Lodge Hatch Lane Windsor SL4 3RW**

Appeal Decision: Dismissed **Decision Date:** 27 January 2021

Main Issue: The Inspector concluded that buildings A and B would have a considerable plan depth which would not be relieved by either the massing or detailing in the above elevations. The buildings' expanse would be readily apparent from the footpath from Hatch Lane to Longbourn. There would not be sufficient space around the buildings to offset their apparent bulk and therefore buildings A and B as designed would appear cramped. Due to the height of tree (T20) it would overshadowed aspect of the proposed dwellings and gardens, which would lead to pressure for pruning, which would impair the stature and prospects of the tree. The benefits of housing provision in an accessible location that would meet needs for specialist housing would not outweigh harm to character and appearance of the area, and protection of significant trees.

Appeal Ref.: 20/60092/REF **Planning Ref.:** 20/01440/FULL **Plns Ref.:** APP/T0355/D/20/3259966

Appellant: Mr A Chaudhri **c/o Agent:** Mr Sam Dodd Authorised Designs Ltd Bacchus House Ley Hill Chesham Buckinghamshire HP5 1UT

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

Description: First floor side/rear extension with mono pitch roof to the existing ground floor front element, part two storey part first floor side/rear extension and alterations to fenestration.

Location: **12 Bray Court Maidenhead SL6 2DR**

Appeal Decision: Allowed **Decision Date:** 8 January 2021

Main Issue: The proposals would represent an appropriate form of development within the street scene of Bray Court such that the resultant enlarged dwelling would not be a dominant, obtrusive or cramped feature. The proposed development would therefore not cause unacceptable harm to the character and appearance of the surrounding area. As such it would accord with policies DG1 and H14 of the Local Plan. It would also accord with Section 12 of the National Planning Policy Framework which relates to achieving well-designed places.
