

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD  
PLANNING COMMITTEE**

**Planning Appeals Received**

**6 March 2021 - 8 April 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

<b>Ward:</b>					
<b>Parish:</b>	Horton Parish				
<b>Appeal Ref.:</b>	21/60027/ENF	<b>Enforcement Ref.:</b>	19/50267/ENF	<b>PIns Ref.:</b>	APP/T0355/C/2 1/3270786
<b>Date Received:</b>	24 March 2021	<b>Comments Due:</b>	5 May 2021		
<b>Type:</b>	Enforcement Appeal	<b>Appeal Type:</b>	Written Representation		
<b>Description:</b>	Appeal against the Enforcement Notice: Without planning permission, erection of a single storey rear extension.				
<b>Location:</b>	<b>18 Coppermill Road Wraysbury Staines TW19 5NT</b>				
<b>Appellant:</b>	Ms Linda Zita Webb <b>c/o Agent:</b> Mr Kevin John Turner Kevin J Turner FRICS 64 Wood Road Shepperton Middlesex TW17 0DX				

# Appeal Decision Report

6 March 2021 - 8 April 2021

**Appeal Ref.:** 20/60076/REF      **Planning Ref.:** 19/03547/FULL      **Plns Ref.:** APP/T0355/W/20/3257723

**Appellant:** Mr David Chapman **c/o Agent:** Mr Tom Rumble Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

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

**Description:** Construction of a detached four bedroom dwelling with associated parking and landscaping.

**Location:** **Land At Lady Margaret Cottage Charters Road Sunningdale Ascot**

**Appeal Decision:** Dismissed      **Decision Date:** 23 March 2021

**Main Issue:** The proposal would result in harm to the character and appearance of the area. Accordingly, it would be in conflict with saved Policies H10, H11 and DG1 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted 2003) (Local Plan) and Policies NP/DG1, NP/DG2 and NP/DG3 of the adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011-2026 (Neighbourhood Plan) (2014). Amongst other matters these policies seek that development proposals should be of the highest standards of design in order to create attractive residential areas, should not harm the character and appearance of the area with regard to density, should not result in a cramped appearance and the scale and layout should respond positively to townscape and integrate with local surroundings. The proposal would make a welcome contribution of one new dwelling to the area's housing stock in line with the Government's aim in Framework Paragraph 59 to significantly boost the supply of homes. It would also include modest associated economic and social benefits, and it would be situated in an accessible location. However, even if the shortfall in the 5-year HLS is of the scale suggested by the appellant, the Inspector found that the adverse impacts of granting permission, including the harm to the character and appearance of the area, living conditions of existing occupiers and to a protected tree, would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

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