

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

Planning Appeals Received

10 July 2021 - 6 August 2021

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 Plns 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: Bray Parish

Appeal Ref.: 21/60047/ENF **Enforcement Ref.:** 21/50092/ENF **Plns Ref.:** APP/T0355/C/21/3278222

Date Received: 20 July 2021

Type: Enforcement Appeal

Comments Due: 31 August 2021

Appeal Type: Written Representation

Description: Appeal against the Enforcement Notice: A. Without planning permission, the formation of hard surfacing on an existing track. B. Without planning permission, the stripping of soil and the formation of earth bunds.

Location: **Land To East of Hollies Moneyrow Green Holyport Maidenhead**

Appellant: Paul Kelly **c/o Agent:** Mr Richard Stone Stone Planning 1 Sunnybank Gravel Hill Southampton Hampshire S032 2JQ

Ward:

Parish: Bray Parish

Appeal Ref.: 21/60048/ENF **Enforcement Ref.:** 21/50092/ENF **Plns Ref.:** APP/T0355/C/21/3278279

Date Received: 20 July 2021

Type: Enforcement Appeal

Comments Due: 31 August 2021

Appeal Type: Written Representation

Description: Appeal against the Enforcement Notice: Without planning permission the erection of a building.

Location: **Land To East of Hollies Moneyrow Green Holyport Maidenhead**

Appellant: Paul Kelly **c/o Agent:** Mr Richard Stone Stone Planning 1 Sunnybank Gravel Hill Southampton Hampshire SO32 2JQ

Ward:

Parish: Maidenhead Unparished

Appeal Ref.: 21/60049/REF **Planning Ref.:** 20/02329/TPO **Plns Ref.:** APP/TPO/T0355/8352

Date Received: 23 July 2021

Type: Refusal

Comments Due: Not Applicable

Appeal Type: Fast Track Appeal

Description: (T1) Lime - fell.

Location: **4 The Bryher Maidenhead SL6 4GZ**

Appellant: Mr Jeffs **c/o Agent:** Mr Neil Wilson Beechwood Tree Care Ltd 2 Playhatch Farm Cottages Playhatch Reading RG4 9QX

Ward:

Parish: Bray Parish

Appeal Ref.: 21/60050/REF **Planning Ref.:** 20/02787/FULL **Plns Ref.:** APP/T0355/D/21/3270700

Date Received: 23 July 2021

Type: Refusal

Comments Due: Not Applicable

Appeal Type: Householder Appeal

Description: New first floor and alterations to fenestration.

Location: **Island Reach River Gardens Bray Maidenhead SL6 2BJ**

Appellant: Mr M Moore **c/o Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 21/60051/REF **Planning Ref.:** 21/00237/CLD **Plns Ref.:** APP/T0355/X/21/
3278798
Date Received: 28 July 2021 **Comments Due:** 8 September 2021
Type: Refusal **Appeal Type:** Written Representation
Description: Certificate of lawfulness to determine whether the existing part single part two storey rear extension is lawful.
Location: **45 Summerleaze Road Maidenhead SL6 8EW**
Appellant: Mr Muhammad Shafiq Khan **c/o Agent:** Mr Ehsan UL-HAQ ArchiGrace Limited 50 Two Mile Drive Slough SL1 5UH

Appeal Decision Report

10 July 2021 - 6 August 2021

Maidenhead

Appeal Ref.: 20/60035/ENF **Enforcement Ref.:** 17/50102/ENF **Plns Ref.:** APP/T0355/C/20/3264601

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

Decision Type: Enforcement **Officer Recommendation:**

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**

Appeal Decision: Upheld and Varied **Decision Date:** 20 July 2021

Appeal Ref.: 21/60007/REF **Planning Ref.:** 20/01879/FULL **Plns Ref.:** APP/T0355/D/20/3263030

Appellant: Dr Lakshmi Kanthan **c/o Agent:** Mr Joseph Oakden Savills (UK) Ltd 33 Margaret Street London W1G 0JD

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

Description: New outbuilding - retrospective.

Location: **Little Acre Ascot Road Holyport Maidenhead SL6 3LD**

Appeal Decision: Dismissed **Decision Date:** 13 July 2021

Main Issue: The proposal constitutes inappropriate development in the Green Belt. The harm associated with this was given substantial weight. There would also be some additional harm through the effect of the development on the openness of the Green Belt. As explained in the decision notice, only moderate or limited weight to the other considerations cited in support of the development have been given. Taken together, these would not clearly outweigh the harm to the Green Belt identified in the decision notice.

Appeal Ref.: 21/60008/REF **Planning Ref.:** 20/01519/FULL **Plns Ref.:** APP/T0355/D/20/3264189

Appellant: Mr Sangha **c/o Agent:** Mr Wouter De Jager De Jager Consulting 87 Farmers Way Maidenhead SL6 3PJ

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

Description: Single storey rear extension and x1 rear dormer.

Location: **9 Barn Close Maidenhead SL6 7HD**

Appeal Decision: Dismissed **Decision Date:** 13 July 2021

Main Issue: The Inspector found that the development would lead to damage to or loss of trees subject to a Tree Preservation Order which are important to the character of the area.

Appeal Ref.: 21/60010/REF **Planning Ref.:** 20/01936/FULL **Plns Ref.:** APP/T0355/D/20/3266022

Appellant: Mr Russell Haley **c/o Agent:** Mr Philip Alexander DMM Consultancy Ltd 12 The Crescent Maidenhead SL6 6AB

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

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**

Appeal Decision: Allowed **Decision Date:** 13 July 2021

Main Issue: Irrespective of the substantial cumulative floorspace increase to the original dwelling, due to the large plot size combined with the scale, siting and design of the proposed extension and the proposal's diminished prominence when viewed from Shepherds Lane, the proposal on balance, does not represent a disproportionate addition to the original dwelling. Therefore, the proposal does not conflict with Policy GB4 of the Local Plan and should be considered as inappropriate development within the Green Belt as described by the Framework.

Appeal Ref.: 21/60038/COND **Planning Ref.:** 21/00068/FULL **Plns Ref.:** APP/T0355/W/21/3271320

Appellant: Mrs Chantelle Strang **c/o Agent:** Miss Eva Gascoigne Pike Smith And Kemp Rural Hyde Farm Marlow Road Maidenhead SL6 6PQ

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

Description: New entrance canopy, single storey side/rear extension and alterations to fenestration.

Location: **1 Meadow View Honey Lane Hurley Maidenhead SL6 6RG**

Appeal Decision: Allowed **Decision Date:** 15 July 2021

Main Issue: The council have not put forward any clear case for the removal of Class B or Class E rights and a fallback position now exists where these rights have not been removed. It has not been demonstrated that restricting these are necessary or reasonable to make the development acceptable in planning terms. Consequently, the removal of Class B and E rights within condition 3 is not necessary or reasonable. The condition is varied to delete reference to these and specifically refer to enlargements. Given the above, the Inspector concluded that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has been demonstrated and that a full award of costs is justified.
