

# Appeal Decision Report

3 September 2021 - 7 October 2021

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Royal Borough  
of Windsor &  
Maidenhead

## MAIDENHEAD

**Appeal Ref.:** 20/60087/ENF      **Enforcement Ref.:** 20/50033/ENF      **Plns Ref.:** APP/T0355/C/20/3258519

**Appellant:** Mr Mark Vali **c/o Agent:** Mr Geoff Douglass Pelham Planning Associates Ltd 2 Stag Leys Ashted Surrey KT21 2TD

**Decision Type:** Enforcement notice      **Officer Recommendation:**

**Description:** Appeal against the Enforcement notice: Erection of fencing, subdivision of land in to plots and installation of septic tank.

**Location:** **Pound Meadow Temple Lane Bisham Marlow SL7 1SA**

**Appeal Decision:** Dismissed      **Decision Date:** 14 September 2021

**Main Issue:** The Inspector agreed that the development was harmful to the setting of the Thames and Riverbank, impedes the free flow of water and to some extent harms the Green Belt. The Inspector refused planning permission and the appeal against the enforcement notice was dismissed.

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**Appeal Ref.:** 21/60036/REF      **Planning Ref.:** 20/01053/FULL      **Plns Ref.:** APP/T0355/W/21/3266551

**Appellant:** Mr Kier De'Ath **c/o Agent:** Other ET Planning Office E T Planning 200 Dukes Ride CROWTHORNE RG45 6DS

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

**Description:** Construction of x1 dwelling with driveway and parking, following demolition of existing equestrian buildings.

**Location:** **Land At Hope House Binfield Road Shurlock Row Reading**

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

**Main Issue:** The Inspector concluded that the proposal amounts to inappropriate development in the Green Belt and that the Framework establishes that substantial weight should be given to any harm to the Green Belt. He considered that there would be a small loss of openness to the Green Belt and that there would be further harm to the character and appearance of the area. The other considerations in this case were not considered to clearly outweigh the harm identified above. Consequently, the very special circumstances necessary to justify the development do not exist. The development is contrary to policies GB1, GB2 and DG1 of the Local Plan and to the relevant sections of the Framework.

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**Appeal Ref.:** 21/60037/REF      **Planning Ref.:** 20/02528/FULL      **Plns Ref.:** APP/T0355/W/21/3270926

**Appellant:** Mr Taylor **c/o Agent:** Mr Matt Taylor Churchgate Premier Homes ID Maidenhead Vanwall Business Park, Vanwall Road Maidenhead SL6 4UB

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

**Description:** Construction of x4 dwellings with associated access, parking and amenity space.

**Location:** **Land Between 156 And 158 And The Rear of 156 To 158 Windsor Road Maidenhead**

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

**Main Issue:** The Inspector considered that the proposed development would unacceptably harm the character and appearance of the area. It would fail to accord with Saved Policies DG1, H10 and H11 of the Local Plan as well as the Design Guide. It would also be contrary to the Framework where it requires development to be sympathetic to local character. The Inspector also considered that the proposed development would harm highway safety with regard to the free flow of traffic. It would fail to accord with Saved Policy T5 of the Local Plan where it requires proposals to meet highway design standards. In addition, it would be contrary to the Framework where it states that development should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety. Whilst the Inspector concluded that the presumption in favour of sustainable development outlined in Paragraph 11d)ii of the Framework is engaged, he considered that the proposal would conflict with the Framework in that the adverse impacts of the development would significantly and demonstrably outweigh the benefits (which he has listed in the decision notice) when assessed against the policies in the Framework as a whole.

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

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

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

**Description:** New first floor and alterations to fenestration.

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

**Appeal Decision:** Dismissed      **Decision Date:** 1 October 2021

**Main Issue:** The Inspector concluded that the proposal would not adversely affect protected species and their habitat, however it would amount to inappropriate development and it would harm the openness of the Green Belt, contrary to the NPPF and the Local Plan.

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**Appeal Ref.:** 21/60053/REF      **Planning Ref.:** 20/02890/FULL      **Plns Ref.:** APP/T0355/D/21/3271821

**Appellant:** Mr Alder **c/o Agent:** Other ET Planning Office ET Planning 200 Dukes Ride Crowthorne RG45 6DS

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

**Description:** First floor front extension, two storey front/side extension and alterations to exterior materials to include cladding to first floor following demolition of existing single storey side element

**Location:** **42 The Crescent Maidenhead SL6 6AH**

**Appeal Decision:** Dismissed      **Decision Date:** 5 October 2021

**Main Issue:** The proposal would make more efficient use of land and there was lack of neighbour objection. However a lack of neighbour objection cannot be relied upon to imply that a development would be acceptable to interested parties. The proposal has to be considered in terms of the longer term interests of the area, including future residents. Furthermore, the harm to the living conditions and the character and appearance of the area would be significant and permanent. The proposal would conflict with Policies DG1 and H14 of the Local Plan and the guidance of the Borough Wide Design Guide.

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## Planning Appeals Received

3 September 2021 - 7 October 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:** Maidenhead Unparished  
**Appeal Ref.:** 21/60055/REF **Planning Ref.:** 21/00234/FULL **Plns Ref.:** APP/T0355/D/21/3276982  
**Date Received:** 2 September 2021 **Comments Due:** Not Applicable  
**Type:** Refusal **Appeal Type:** Householder Appeal  
**Description:** Garage conversion and part single part two storey side extension.  
**Location:** **14 Crescent Drive Maidenhead SL6 6AQ**  
**Appellant:** Ms Jo Croom **c/o Agent:** Other ET Planning Office ET Planning 200 Dukes Ride Crowthorne RG45 6DS

**Ward:**  
**Parish:** White Waltham Parish  
**Appeal Ref.:** 21/60056/REF **Planning Ref.:** 20/01531/FULL **Plns Ref.:** APP/T0355/W/21/3277536  
**Date Received:** 6 September 2021 **Comments Due:** 11 October 2021  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Construction of x1 dwelling, following demolition of the existing building.  
**Location:** **Land Adjacent To Oakside Littlefield Green White Waltham Maidenhead**  
**Appellant:** Mr And Mrs Dean **c/o Agent:** Other ET Planning Office ET Planning 200 Dukes Ride Crowthorne RG45 6DS

**Ward:**  
**Parish:** Bisham Parish  
**Appeal Ref.:** 21/60057/ENF **Enforcement Ref.:** 21/50071/ENF **Plns Ref.:** APP/T0355/C/21/3279711  
**Date Received:** 8 September 2021 **Comments Due:** 20 October 2021  
**Type:** Enforcement Appeal **Appeal Type:** Written Representation  
**Description:** Appeal against the Enforcement Notice: 1. Erection of a means of enclosure comprising fencing and gates. 2. Erection of a building. 3. Material change of use of the land to a mixed use, comprising leisure use and storage of building materials.  
**Location:** **Pound Meadow Temple Lane Bisham Marlow SL7 1SA**  
**Appellant:** Mr Chris Stonnell 4A Green Tiles Chestnut Avenue High Wycombe Buckinghamshire HP11 1DJ

**Ward:**  
**Parish:** Maidenhead Unparished

**Appeal Ref.:** 21/60061/PRPA      **Planning Ref.:** 20/03106/TPO      **Plns Ref.:** APP/TPO/T0355/8397  
**Date Received:** 17 September 2021      **Comments Due:** Not applicable  
**Type:** Part Refusal/Part Approval      **Appeal Type:** Fast Track Appeal  
**Description:** T1 Silver birch - fell (TPO 3 of 1997)  
**Location:** **11 Cotswold Close Maidenhead SL6 1XF**  
**Appellant:** Mrs Manju Ghosh 9 Cotswold Close Maidenhead SL6 1XF

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 21/60060/REF      **Planning Ref.:** 21/00418/FULL      **Plns Ref.:** APP/T0355/W/21/3275019

**Date Received:** 21 September 2021      **Comments Due:** 26 October 2021  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Change of use of residential outbuilding to 1 No. dwelling with associated works and new detached carport/storage building following demolition of existing garage.  
**Location:** **Land At 61 Furze Platt Road Maidenhead**  
**Appellant:** Mr Kuldeep Puri **c/o Agent:** Mr Paul Dickinson Highway House Lower Froyle Hants GU34 4NB

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 21/60062/REF      **Planning Ref.:** 21/01183/FULL      **Plns Ref.:** APP/T0355/D/21/3278475

**Date Received:** 25 September 2021      **Comments Due:** Not applicable  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** Replacement first floor rear balcony.  
**Location:** **17 Clappers Meadow Maidenhead SL6 8TT**  
**Appellant:** Mrs Janice Gibbs 17 Clappers Meadow Maidenhead SL6 8TT

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 21/60063/REF      **Planning Ref.:** 21/01029/CLAS SM      **Plns Ref.:** APP/T0355/W/21/3276376

**Date Received:** 30 September 2021      **Comments Due:** 4 November 2021  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Class M; Change of use of part of retail unit (Class E) to x4 dwellings (C3) with associated works.  
**Location:** **1A Cordwallis Road Maidenhead SL6 7DQ**  
**Appellant:** Mr Ed Sukkar **c/o Agent:** Mr Jonathan McDermott The Town Planning Experts 14 St Georges Business Centre St Georges Square Portsmouth PO1 3EZ