

# Appeal Decision Report

11 January 2022 - 7 February 2022

MAIDENHEAD

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Royal Borough  
of Windsor &  
Maidenhead

**Appeal Ref.:** 21/60055/REF      **Planning Ref.:** 21/00234/FULL      **Plns Ref.:** APP/T0355/D/21/3  
276982

**Appellant:** Ms Jo Croom **c/o Agent:** Other ET Planning Office ET Planning 200 Dukes Ride Crowthorne  
RG45 6DS

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

**Description:** Garage conversion and part single part two storey side extension.

**Location:** **14 Crescent Drive Maidenhead SL6 6AQ**

**Appeal Decision:** Allowed      **Decision Date:** 10 January 2022

**Main Issue:** The Inspector found that the proposal would accord with the character of the area and would not be cramped. The design would not be discordant. There would be no harm to the neighbours in terms of privacy or outlook.

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**Appeal Ref.:** 21/60070/REF      **Planning Ref.:** 21/00266/FULL      **Plns Ref.:** APP/T0355/W/21/  
3277250

**Appellant:** Mr Johnston **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 x3 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:** 1 February 2022

**Main Issue:** The proposed development would be of a significant scale and would appear out of place and clearly contrary to the consistent layout of development in the area. The proposal would also have a significant impact on views from the rear of the existing dwellings in the area and views across the level rear gardens. The proposed buildings would appear incongruous and excessively scaled for their context. In summary, the proposal would harm the character and appearance of the area. Notwithstanding the benefits the proposed development would bring the proposal would fail to comply with the Framework insofar as it seeks to ensure that proposals are well designed, visually attractive, sympathetic to local character, including the surrounding built environment, and maintain a strong sense of place. In considering these matters together the adverse impacts of allowing the development would significantly and demonstrably outweigh the benefits.

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## Planning Appeals Received

11 January 2022 - 7 February 2022

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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:** Maidenhead Unparished  
**Appeal Ref.:** 22/60002/REF      **Planning Ref.:** 21/02124/FULL      **PIns Ref.:** APP/T0355/W/21/3287328  
**Date Received:** 12 January 2022      **Comments Due:** 16 February 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** x1 new dwelling, following demolition of the existing workshop.  
**Location:** **Acorn Cutters Limited The Old Workshop Lower Boyndon Road Maidenhead SL6 4DD**  
**Appellant:** Mr William Fitzgibbon **c/o Agent:** Mr William Fitzgibbon Chalkline 43 Delamere Road Ealing W53JL

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 22/60003/REF      **Planning Ref.:** 21/01724/CLAS AA      **PIns Ref.:** APP/T0355/D/21/3281209  
**Date Received:** 12 January 2022      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** Application for prior approval for construction of two additional storeys to property with a maximum height of 6.35m.  
**Location:** **Queens Head Windsor Road Water Oakley Windsor SL4 5UJ**  
**Appellant:** Mr And Mrs Davidson **c/o Agent:** Mr Jack Clegg Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead Berkshire SL6 6PQ

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 22/60009/REF      **Planning Ref.:** 21/01855/CLAS SO      **PIns Ref.:** APP/T0355/W/21/3283130  
**Date Received:** 26 January 2022      **Comments Due:** 2 March 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Change of use from offices (Class B1(a)) to dwellinghouses (Class C3) to create x18 flats.  
**Location:** **Belmont Place Belmont Road Maidenhead**  
**Appellant:** Millie Boffey **c/o Agent:** Miss Harriet Nind Planning And Design Group (UK) Limited Pure Offices Lake View Drive Annesley Nottingham NG15 0DT