

Appeal Decision Report

10 February 2022 - 8 April 2022

MAIDENHEAD

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Appeal Ref.: 21/60054/REF **Planning Ref.:** 20/02892/FULL **Plns Ref.:** APP/T0355/W/21/3277926

Appellant: Mr & Mrs Tuddenham **c/o Agent:** Mr Jonathan Jarman Bell Cornwell LLP Unit 2 Meridian Office Park Osborn Way Hook Hampshire RG27 9HY

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

Description: Construction of a detached dwelling and garage, new access and landscaping following demolition of the existing dwelling and garage.

Location: **York House Church Road Cookham Dean Maidenhead SL6 9PG**

Appeal Decision: Dismissed **Decision Date:** 10 February 2022

Main Issue: The Inspector concluded that the proposal would not comply with Policies GB1, GB2 and GB3 of the Local Plan, which collectively provide that, amongst other things, permission will not be granted for new development or the redevelopment, change of use, or replacement of existing buildings within the Green Belt if it would have a greater impact on the openness of the Green Belt or the purposes of including land in it than an existing development on the site. The proposal would also conflict with the Green Belt aims of the Framework.

Appeal Ref.: 21/60056/REF **Planning Ref.:** 20/01531/FULL **Plns Ref.:** APP/T0355/W/21/3277536

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

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

Description: Construction of x1 dwelling, following demolition of the existing building.

Location: **Land Adjacent To Oakside Littlefield Green White Waltham Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 14 March 2022

Main Issue: The proposal would be inappropriate development in the Green Belt and would result in a reduction in its openness. These matters carry substantial weight. The proposal would also cause harm to both the character and appearance of the area and potentially to a protected tree, matters to which collectively I accord significant weight. Whilst the proposal would offer a number of discrete benefits, as described above, overall these would amount to no more than moderate weight in favour of the proposal. As such, the Inspector find that these benefits do not clearly outweigh the harm that I have identified. Consequently, the very special circumstances necessary to justify the proposal do not exist. Therefore, the proposal would not comply with the Green Belt aims of Policy QP5 of the Local Plan, or the Framework, and consequently would be unacceptable.

Appeal Ref.: 21/60057/ENF **Enforcement Ref.:** 21/50071/ENF **Plns Ref.:** APP/T0355/C/21/3279711

Appellant: Mr Chris Stonnell 4A Green Tiles Chestnut Avenue High Wycombe Buckinghamshire HP11 1DJ

Decision Type: Enforcement Notice **Officer Recommendation:**

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**

Appeal Decision: Enforcement Notice Withdrawn by LA **Decision Date:** 16 March 2022

Appeal Ref.: 21/60077/REF **Planning Ref.:** 20/02809/FULL **Plns Ref.:** APP/T0355/W/21/3276226

Appellant: Mr Mohamed Hanif **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

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

Description: x1 new dwelling.

Location: **Land At 1 The Drive Ray Street Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 25 February 2022

Main Issue: The Inspector concluded that with regard to flooding the proposal fails to satisfy the sequential test and would not be in an acceptable location for housing in relation to flood risk. It would therefore conflict with policy NR1 of the Borough Local Plan and Paragraph 162 of the Framework, which among other things requires the sequential test to be passed. With regard to the impact of the proposal on the character and appearance of the locality, the Inspector concluded that it would deliver a two storey dwelling in close proximity to an existing bungalow. The significant differences in scale would be immediately obvious, become jarring and without pleasing transitions in building form. This would harm the character and appearance of the area. Overall, the incongruous relationship with adjacent development would harm the character and appearance of the area and conflict with Policy QP3 of the BLP and the Borough Wide Design Guide, which require proposals to be of an appropriate scale.

Appeal Ref.: 22/60014/REF **Planning Ref.:** 21/01397/FULL **Plns Ref.:** APP/T0355/D/21/3280490

Appellant: Mr Simon Tong The Gables 49 Whyteladyes Lane Cookham Maidenhead SL6 9LT

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

Description: Two storey side and rear extension with balcony on south/west elevation and raised terrace.

Location: **The Gables 49 Whyteladyes Lane Cookham Maidenhead SL6 9LT**

Appeal Decision: Dismissed **Decision Date:** 11 March 2022

Main Issue: The Inspector concluded that the proposed extension would have a harmful effect on the character and appearance of the host dwelling and the area. It would therefore fail to comply with Policies QP1 and QP3 of the Borough Local Plan 2013-2033, which require a high quality of design that makes a positive contribution to its location. For the reasons given above, it would also conflict with the Cookham SPD and the Borough Wide SPD, as well as the National Planning Policy Framework's emphasis on visually attractive, well-designed buildings.



Planning Appeals Received

7 February 2022 - 8 April 2022

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 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: Hurley Parish
Appeal Ref.: 22/60012/REF **Planning Ref.:** 21/01712/FULL **Plns Ref.:** APP/T0355/W/21/3283434
Date Received: 7 February 2022 **Comments Due:** 14 March 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Single storey side extension with roof terrace and alterations to fenestration.
Location: **Chalkpit Farm Burchetts Green Road Maidenhead SL6 6RR**
Appellant: Mr And Mrs Jason And Kara Haigh-Ellery And Lane **c/o Agent:** Mr Neil Davis Davis
 Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

Ward:
Parish: Hurley Parish
Appeal Ref.: 22/60013/REF **Planning Ref.:** 21/01816/LBC **Plns Ref.:** APP/T0355/Y/21/328762
Date Received: 7 February 2022 **Comments Due:** 14 March 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Consent for a single storey side extension with roof terrace and alterations to fenestration.
Location: **Chalkpit Farm Burchetts Green Road Maidenhead SL6 6RR**
Appellant: Mr And Mrs Jason And Kara Haigh-Ellery And Lane **c/o Agent:** Mr Neil Davis Davis
 Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

Ward:
Parish: Cookham Parish
Appeal Ref.: 22/60014/REF **Planning Ref.:** 21/01397/FULL **Plns Ref.:** APP/T0355/D/21/3280490
Date Received: 7 February 2022 **Comments Due:** Not applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Two storey side and rear extension with balcony on south/west elevation and raised terrace.
Location: **The Gables 49 Whyteladyes Lane Cookham Maidenhead SL6 9LT**
Appellant: Mr Simon Tong The Gables 49 Whyteladyes Lane Cookham Maidenhead SL6 9LT

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60015/REF **Planning Ref.:** 20/00529/FULL **Plns Ref.:** APP/T0355/W/21/3285209
Date Received: 9 February 2022 **Comments Due:** 16 March 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Use of land for private equestrian use and erection of new equestrian yard comprising of stables, storage barn, open arena, associated hardstanding and new access.
Location: **Land To The North of Clock Cottage Sturt Green Holyport Maidenhead**
Appellant: Ms Jeanette Jones **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham RG41 3HL

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60017/REF **Planning Ref.:** 21/02974/FULL **Plns Ref.:** APP/T0355/D/22/3291565
Date Received: 14 February 2022 **Comments Due:** Not applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: First floor front extension and alterations to fenestration.
Location: **91 Aysgarth Park Maidenhead SL6 2HQ**
Appellant: Mr And Mrs Peter And Pauline Janikoun **c/o Agent:** Mrs Jane Carter Carter Planning Ltd 85 Alma Road Windsor SL4 3EX

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 22/60019/REF **Planning Ref.:** 21/02082/FULL **Plns Ref.:** APP/T0355/W/21/3285307
Date Received: 18 February 2022 **Comments Due:** 25 March 2022
Type: Refusal **Appeal Type:** Written Representation
Description: 1no. one bedroom dwelling with new pedestrian access,gate, refuse and cycle store. New gate, cycle and refuse store to No.19 Ross Road.
Location: **Land At 19 And 19 Ross Road Maidenhead**
Appellant: Mr F Querkezi **c/o Agent:** Mr David Lomas MSC Planning Consultants Ltd 259 Amersham Road Hazlemere High Wycombe HP15 7QW

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 22/60020/REF **Planning Ref.:** 21/01024/FULL **Plns Ref.:** APP/T0355/W/21/3285308
Date Received: 18 February 2022 **Comments Due:** 25 March 2022
Type: Refusal **Appeal Type:** Written Representation
Description: 1 no .dwelling with 2 no .car parking spaces and associated works to include new and altered pedestrian access.
Location: **Land At 19 Ross Road Maidenhead**
Appellant: Mr F Querkezi **c/o Agent:** Mr David Lomas MSC Planning Consultants Ltd 259 Amersham Road Hazlemere High Wycombe HP15 7QW

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 22/60021/REF **Planning Ref.:** 21/03109/FULL **Plns Ref.:** APP/T0355/D/22/3292598
Date Received: 23 February 2022 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Two storey side extension and part single/part two storey rear extension following demolition of existing element.
Location: **5 Harrow Lane Maidenhead SL6 7PD**
Appellant: Mr Muhammad Azam **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

Ward:
Parish: Maidenhead Unparished

Appeal Ref.: 22/60026/REF **Planning Ref.:** 21/02193/CLAS **Plns Ref.:** APP/T0355/D/21/
AA 3286137
Date Received: 9 March 2022 **Comments Due:** Not applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Application for prior approval for construction of one additional storey to property with a maximum height of 2.32m.
Location: **7 Castle Court Maidenhead SL6 6DD**
Appellant: Mr Peter Bristow **c/o Agent:** Other ET Planning Office ET Planning 200 Dukes Ride Crowthorne RG45 6DS

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 22/60027/NONDET **Planning Ref.:** 21/02543/OUT **Plns Ref.:** APP/T0355/W/21/
3287327
Date Received: 10 March 2022 **Comments Due:** 14 April 2022
Type: Non-determination **Appeal Type:** Written Representation
Description: Outline application for scale only to be considered at this stage with all other matters to be reserved for the construction of an M4 noise abatement and landscaped screening bund with post rail fence.
Location: **Land At Binfield Paddocks Twyford Road Binfield Bracknell**
Appellant: Mr Craig Harrod **c/o Agent:** Miss Eva Gascoigne Pike Smith & Kemp Rural Hyde Farm Marlow Road Maidenhead SL6 6PQ

Ward:
Parish: White Waltham Parish
Appeal Ref.: 22/60028/REF **Planning Ref.:** 21/01929/FULL **Plns Ref.:** APP/T0355/W/21/
3287700
Date Received: 10 March 2022 **Comments Due:** 14 April 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of 1no. three bedroom dwelling and new access following the demolition of the existing garage.
Location: **Tarn Hows And Land At Tarn Hows Waltham Road Maidenhead**
Appellant: Mrs Alison Jones **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60030/REF **Planning Ref.:** 21/03264/CLAS **Plns Ref.:** APP/T0355/D/21/
AA 3289697
Date Received: 21 March 2022 **Comments Due:** Not applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: Application for prior approval for construction of one additional storey to the property with a maximum height of 2.60m.
Location: **Jasmin House 2 The Hatch Windsor SL4 5UD**
Appellant: C/o CDP **c/o Agent:** Mr David Holmes G F Falconer 24D Peters Close Prestwood Great Missenden HP16 9ET

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 22/60031/REF **Planning Ref.:** 21/00427/FULL **Plns Ref.:** APP/T0355/W/21/
3288055
Date Received: 24 March 2022 **Comments Due:** 28 April 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Extension of the existing fishery/fish breeding pond and relocation of existing fencing.
Location: **Waltham Farm Shurlock Road Waltham St Lawrence Reading**
Appellant: Mr David Lee **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: Bray Parish
Appeal Ref.: 22/60034/REF **Planning Ref.:** 16/03056/FULL **Plns Ref.:** APP/T0355/W/21/
3289347
Date Received: 1 April 2022 **Comments Due:** 6 May 2022
Type: Refusal **Appeal Type:** Hearing
Description: Expansion of existing permitted capacity at Kimbers Lane from 5000 tonnes of inert waste to 25000 tonnes of inert, household, commercial and industrial waste at Kimbers Lane, and the erection of waste transfer building, office building, weighbridge and surrounding bund.
Location: **Storage Land Formerly Known As Waste Transfer Station Kimbers Lane Maidenhead**
Appellant: John Horwood Skips **c/o Agent:** Mr William Riley David Lock Associates 50 North Thirteenth Street Milton Keynes MK9 3BP

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60035/NONDET **Planning Ref.:** 21/02317/VAR **Plns Ref.:** APP/T0355/W/22/
3295154
Date Received: 4 April 2022 **Comments Due:** 9 May 2022
Type: Non-determination **Appeal Type:** Public Inquiry
Description: Variation (under Section 73) of planning permission 15/00522/FULL (allowed on appeal) without complying with Condition 1 and Condition 2 (Temporary Permission).
Location: **Brayfield Stables Windsor Road Water Oakley Windsor SL4 5UJ**
Appellant: Wayne Owen **c/o Agent:** Mr Matthew Green Green Planning Studio Ltd Unit D Lunesdale Shrewsbury Upton Magna SY4 4TT