

Planning Appeals Received

29 March 2022 - 22 April 2022

Windsor and Ascot

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 PIn 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: Windsor Unparished
Appeal Ref.: 21/60081/REF **Planning Ref.:** 21/02034/FULL **PIns Ref.:** APP/T0355/W/21/3284812
Date Received: 29 March 2022 **Comments Due:** 3 May 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Two storey front/side extension with rear balcony and alterations to fenestration.
Location: **16 Washington Drive Windsor SL4 4NS**
Appellant: Mrs Odette Paesano **c/o Agent:** Mr Mark Leedale Mark Leedale Planning 52 Crondall Lane Farnham Surrey GU9 7DD

Ward:
Parish: Wraysbury Parish
Appeal Ref.: 22/60032/REF **Planning Ref.:** 21/02478/FULL **PIns Ref.:** APP/T0355/D/22/3294292
Date Received: 29 March 2022 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder Appeal
Description: New front entrance canopy, alterations to the roof to include x1 front rooflight, x2 front dormers and x3 rear dormers to enlarge the existing first floor accommodation and alterations to fenestration - retrospective.
Location: **Watersmeet House 18 Kingswood Creek Wraysbury Staines TW19 5EN**
Appellant: Billa Hothi **c/o Agent:** Mr Richard Simpson RJS Planning 132 Brunswick Road London W5 1AW

Ward:
Parish: Windsor Unparished
Appeal Ref.: 22/60033/REF **Planning Ref.:** 21/00803/FULL **PIns Ref.:** APP/T0355/W/21/3288290
Date Received: 6 April 2022 **Comments Due:** 11 May 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Replacement dwelling and detached garage.
Location: **Knoll House St Leonards Hill Windsor SL4 4AL**
Appellant: James Ambo **c/o Agent:** Mr Jake Geczy DP9 100 Pall Mall London SW1Y 5NQ

Appeal Decision Report

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Windsor and Ascot

Appeal Ref.: 21/60076/REF **Planning Ref.:** 21/01674/FULL **Plns Ref.:** APP/T0355/D/21/3285167

Appellant: Mrs Imme Davies **c/o Agent:** Mrs Caroline Longman Longman Planning Consultancy 20 Greetham Road Aylesbury HP21 9BS

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

Description: New front boundary treatment including a sliding vehicular entrance gate, garage conversion, part first and second floor front/side extension with front undercroft, single storey side/rear extension, new roof over the existing dwelling, x1 front dormer, new front rooflights, x3 rear dormers and alterations to fenestration.

Location: **11 Bolton Avenue Windsor SL4 3JD**

Appeal Decision: Dismissed **Decision Date:** 20 April 2022

Main Issue: The Inspector found that the proposals would impact the amenities of the neighbouring dwelling, as well as have an impact on the highway as a result of the proposal

Appeal Ref.: 22/60001/REF **Planning Ref.:** 21/00154/FULL **Plns Ref.:** APP/T0355/W/21/3287620

Appellant: Mr K Brook **c/o Agent:** Miss Michaela Mercer Mercer Planning Consultants Ltd Castle Hill House 12 Castle Hill Windsor Berkshire SL4 1PD

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

Description: Two storey side extension and x2 new rooflights.

Location: **34A St Lukes Road Old Windsor Windsor SL4 2QQ**

Appeal Decision: Allowed **Decision Date:** 20 April 2022

Main Issue: The Inspector concludes that the proposal would not harm the character and appearance of the area. It would therefore comply with policies QP1 and QP3 of the BLP, the aims of the SPD, and the National Planning Policy Framework (the Framework), all of which require a high quality of design. Subject to a condition requiring a revised FRA, the Inspector concludes that the proposal would not lead to an increase in flood risk. It would therefore comply with Policy NR1 of the BLP, and the guidance in the Framework and the PPG.

Appeal Ref.: 22/60004/REF **Planning Ref.:** 21/02475/FULL **Plns Ref.:** APP/T0355/D/21/3289303

Appellant: Mr Parsonage **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP

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

Description: Single storey front/side extension.

Location: **2A Martin Close Windsor SL4 5SP**

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

Main Issue: The subsequent development would project significantly beyond the line of the existing garages, at around 5m from the front of the house, which already lies proud of the rest of the terrace. As such, this ground floor extension would be highly visible and due to its elongated nature appear incongruous within the wider street scene. This would be particularly evident when leaving Martin Close and when viewed from Willows Path which at the time of my site visit, in the middle of the afternoon, appeared to be well used. Consequently, the proposed development would have an adverse impact on the character and appearance of the street scene and would therefore be contrary to Policies QP3 of the Borough Local Plan and DES.01 of the Neighbourhood Plan. These policies require development to be designed to respect and enhance the local character of an area.

Appeal Ref.: 22/60005/REF **Planning Ref.:** 21/01371/FULL **Plns Ref.:** APP/T0355/D/21/3282844

Appellant: Mrs Joit Uppal Santana 54 Llanvair Drive Ascot SL5 9LN

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

Description: New detached outbuilding.

Location: **Santana 54 Llanvair Drive Ascot SL5 9LN**

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

Main Issue: The Inspector concludes that the proposed development would have an unacceptable effect on the character and appearance of the area. The proposal would conflict with saved Policy DG1 of The Royal Borough of Windsor and Maidenhead Local Plan 2003 and Policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill & Sunningdale Neighbourhood Plan 2014. These policies generally seek to ensure all new development has regard to its context and is designed to prevent harm to the character of the surrounding area. The proposal would also conflict with the design objectives set out in section 12 of the National Planning Policy Framework.
