

Appeal Decision Report

23 April 2022 - 24 May 2022

Windsor and Ascot

Appeal Ref.: 22/60006/REF **Planning Ref.:** 21/01935/PDXL **Plns Ref.:** APP/T0355/D/21/3283780

Appellant: Linda And Lisette Khalastchi **c/o Agent:** Mr Mark Berry JSA Architects Tavistock House Waltham Road Maidenhead SL6 3NH

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

Description: Single storey rear extension no greater than 8m in depth, 3m high with an eaves height of 3m.

Location: **Whiteladies Park Prince Albert Drive Ascot SL5 8AQ**

Appeal Decision: Dismissed **Decision Date:** 26 April 2022

Main Issue: The Inspector concluded that the colonnades are not considered as a means of enclosure and would not be considered as a rear wall. The proposal would therefore extend over 8 metres beyond the original rear wall and would be contrary to A.1(g) of Schedule 2 Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal would also extend beyond a wall forming the side elevation and would be greater than half of the width of the original dwelling. The proposal is considered to be contrary to A.1(j) of Schedule 2 Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Appeal Ref.: 22/60010/REF **Planning Ref.:** 21/01843/FULL **Plns Ref.:** APP/T0355/W/21/3283935

Appellant: Littlefields Ltd **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Wokingham Berkshire RG41 3HL

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

Description: Replacement roof with raised ridge, x5 front dormers and x6 rear dormers to create x4 one bedroom apartments with bin and bicycle storage.

Location: **MSL House 5 - 7 High Street Sunninghill Ascot**

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

Main Issue: The proposal would preserve the character and appearance of the area and would not conflict with policy QP3 of the Borough Local Plan 2022 or Policies NP/DG1, NP2/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2014 or Principles 7.6 and 7.7 of the Borough Wide Design Guide Supplementary Planning Documents 2020. The proposal conflicts with climate change policy SP2. Given the requirements of the Interim Sustainability Position Statement 2021 a condition would not be an appropriate mechanism to secure full compliance. The proposal is not supported by the necessary planning obligations or other detailed reporting and it cannot be concluded that there would be an acceptable effect on climate change. The proposal would conflict with Policy SP2 and supporting material considerations therein.

Appeal Ref.: 22/60024/ENF **Enforcement Ref.:** 21/50098/ENF **Plns Ref.:** APP/T0355/F/22/3293626

Appellant: Y & F Plus Ltd **c/o Agent:** Miss Abigail Frost Walsingham Planning Bourne House Cores End Road Bourne End SL8 5AR

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

Description: Appeal against the Enforcement Notice: Without listed building consent, extensive works to listed building.

Location: **Nell Gwynn Chinese Restaurant 6 Church Street Windsor SL4 1PE**

Appeal Decision: Withdrawn **Decision Date:** 5 May 2022

Appeal Ref.: 22/60029/REF **Planning Ref.:** 21/00477/FULL **Plns Ref.:** APP/T0355/W/21
/3288610

Appellant: Ministry of Justice **c/o Agent:** Miss Claire Pegg Cushman & Wakefield 1 Marsden Street Manchester
M2 1HW

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

Description: Demolition of the existing garages and replacement with a single storey front extension to provide
3 no. bedrooms, new enclosed covered walkway, solar panels, alterations to fenestration, cycle
storage and associated works.

Location: **Manor Lodge Probation Hostel 8 Straight Road Old Windsor Windsor SL4 2RL**

Appeal Decision: Allowed **Decision Date:** 19 May 2022

Main Issue: The Inspector considered that the proposed development would help meet the Government's need
for additional Approved Premises bedspaces. The Inspector was satisfied that the modest increase
to bedspaces would not materially affect the safety, nor perceived safety, of the local area, with
particular regard to crime, disorder and antisocial behaviour. The Inspector considered that the
solar panels would not lead to an unacceptable impact on the amenity of neighbouring occupiers,
with regard to overshadowing, loss of light and/or any overbearing impact. The Inspector was also
satisfied that the proposed development would preserve the setting of nearby Listed Buildings.

Planning Appeals Received

23 April 2022 - 24 May 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 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: Datchet Parish

Appeal Ref.: 22/60043/REF **Planning Ref.:** 21/02584/FULL **PIns Ref.:** APP/T0355/W/22/3291223

Date Received: 24 May 2022 **Comments Due:** 28 June 2022

Type: Refusal **Appeal Type:** Written Representation

Description: New shopfront with roller shutters and signage. (Retrospective).

Location: **10B - 10C High Street Datchet Slough**

Appellant: Mr Uday Thangarajah **c/o Agent:** Ms Nicola Broderick NMB Planning Ltd 10 Church Road Alderton TEWKESBURY GL20 8NR