

Appeal Decision Report

24 May 2022 - 22 July 2022

Windsor and Ascot

Appeal Ref.: 21/60032/ENF **Enforcement Ref.:** 16/50363/ENF **Plns Ref.:** APP/T0355/C/2
1/3268946

Appellant: Mrs Kamaljeet Kaur Sall **c/o Agent:** Mr Paul Butt Paul Butt Planning Ltd 8 Hyde Copse Marcham Abingdon Oxfordshire OX13 6PT

Decision Type: No Further Action **Officer Recommendation:**

Description: Appeal against the Enforcement Notice: Change of use from a single dwellinghouse into 4 'studio' flats and 2 en-suite bedrooms with a shared kitchen on the ground floor without planning permission.

Location: 17 Rydings Windsor SL4 4HF

Appeal Decision: Quashed **Decision Date:** 30 June 2022

Main Issue:

Appeal Ref.: 22/60007/REF **Planning Ref.:** 21/01983/FULL **Plns Ref.:** APP/T0355/W/2
1/3282347

Appellant: Mr Dalhit Bhail Brookfield House Park Lane Horton Slough SL3 9PR

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

Description: Single storey link extension between existing cottage and summer room.

Location: **Brookfield Lodge Datchet Road Horton Slough SL3 9PS**

Appeal Decision: Dismissed **Decision Date:** 12 July 2022

Main Issue: In the absence of any defined public benefit, the Inspector concludes that, on balance, the proposal would fail to preserve the special historic interest of the Grade II listed building. It would fail to satisfy the requirements of the Act, paragraph 197 of the Framework and conflict with Policies HE1 and QP1 of the Local Plan which seek, amongst other things, to conserve and respect the significance of the historic environment and achieve high quality design. Therefore, notwithstanding that it would accord with Green Belt policy, the proposal would not be in accordance with the development plan considered as a whole.

Appeal Ref.: 22/60008/REF **Planning Ref.:** 21/01984/LBC **Plns Ref.:** APP/T0355/Y/2
1/3282346

Appellant: Mr Daljit Bhail Brookfield House Park Lane Horton SL3 9PR

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

Description: Consent for a single storey link extension between existing cottage and summer room.

Location: **Brookfield Lodge Datchet Road Horton Slough SL3 9PS**

Appeal Decision: Dismissed **Decision Date:** 12 July 2022

Main Issue: In the absence of any defined public benefit, the Inspector concludes that, on balance, the proposal would fail to preserve the special historic interest of the Grade II listed building. It would fail to satisfy the requirements of the Act, paragraph 197 of the Framework and conflict with Policies HE1 and QP1 of the Local Plan which seek, amongst other things, to conserve and respect the significance of the historic environment and achieve high quality design. Therefore, notwithstanding that it would accord with Green Belt policy, the proposal would not be in accordance with the development plan considered as a whole.

Appeal Ref.: 22/60011/REF **Planning Ref.:** 21/00835/FULL **Plns Ref.:** APP/T0355/W/2
1/3285134

Appellant: Mrs Jenny Garner **c/o Agent:** Mr Justin De Vries Moule And Co Millridge Farm
Parsons Lane Hartlebury Kidderminster DY11 7YQ

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

Description: x1 shed, x3 greenhouses and x2 netted fruit cages.

Location: **Land To The North West of Cedar House Coombe Lane Ascot**

Appeal Decision: Allowed **Decision Date:** 22 June 2022

Main Issue: The Inspector concludes that the proposal would not be inappropriate development within the Green Belt or conflict with the purposes of including land within it as it would fall within the paragraph 149(a) exception of the Framework. The proposal would not conflict with Policy QP5 of the Local Plan as the proposal would not be inappropriate development under the Framework.

Appeal Ref.: 22/60016/REF **Planning Ref.:** 21/01100/FULL **Plns Ref.:** APP/T0355/W/2
1/3285155

Appellant: Mr Vipen **c/o Agent:** Mr G Benning G T Designz Ltd 82 Holyhead Road
Wednesbury West Midlands WS10 7PA

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

Description: Part single part two storey side/rear extension to create x1 dwelling, following demolition of the existing garage.

Location: **The Firs Mill Lane Horton Slough SL3 9PN**

Appeal Decision: Dismissed **Decision Date:** 17 June 2022

Main Issue:

Appeal Ref.: 22/60018/REF **Planning Ref.:** 21/01877/FULL **Plns Ref.:** APP/T0355/D/2
1/3287460

Appellant: Mr And Mrs Guy And Sandra Matthews And Moore **c/o Agent:** Mr Nick Griffin
Inception Planning Limited Quatro House Lyon Way Camberley GU16 7ER

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

Description: Part single/part two storey side/rear extension, relocation of front entrance door following demolition of existing conservatory.

Location: **Tudor Cottage 5 Bedford Lane Sunningdale Ascot SL5 0NP**

Appeal Decision: Allowed **Decision Date:** 14 July 2022

Main Issue:

Appeal Ref.: 22/60022/NON **Planning Ref.:** 21/02054/FULL **Plns Ref.:** APP/T0355/W/2
DET 1/3283139

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

Decision Type: Delegated **Officer Recommendation:** Would Have Refused

Description: Construction of x6 three-bedroom dwellings with associated parking and new shared vehicular access, following demolition of the existing dwelling and outbuildings.

Location: **Former Missanda Wells Lane Ascot SL5 7DY**

Appeal Decision: Dismissed **Decision Date:** 15 June 2022

Main Issue: Dismissed on the grounds that the development fails to respect and preserve the character and appearance of the area and would conflict with Local Plan Policy QP3 and Neighbourhood Plan Policies NP/DG1 and NP/DG2. The lane has a distinctive rural nature. The cumulative scale and prominence of the 2 large, similar and closely positioned buildings would be dominant and at odds with the rural characteristics found generally in the 'Villas in a Woodland Setting'. The buildings would constitute a pronounced suburban intrusion into this part of Wells Lane and would detract unacceptably from the character and appearance of Wells Lane and be discordant and incongruous.

Appeal Ref.: 22/60023/REF **Planning Ref.:** 21/01844/FULL **Plns Ref.:** APP/T0355/W/2
1/3289134

Appellant: Mr And Mrs J Butler **c/o Agent:** Mr Laurence Moore Woolf Bond The Mitfords
Basingstoke Road Three Mile Cross Reading RG7 1AT

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

Description: x2 new dwellings with detached garage and vehicular entrance gates, following demolition of existing dwelling and garage.

Location: **Linthorpe Fireball Hill Sunningdale Ascot SL5 9PJ**

Appeal Decision: Allowed **Decision Date:** 18 July 2022

Main Issue: The Inspector concludes that the development would respect the character and appearance of Fireball Hill and has no reason to find the scheme would compromise the trees around the site. The appeal is allowed subject to the conditions outlined.

Appeal Ref.: 22/60030/REF **Planning Ref.:** 21/03264/CLA **Plns Ref.:** APP/T0355/D/2
SAA 1/3289697

Appellant: C/o CDP **c/o Agent:** Mr David Holmes G F Falconer 24D Peters Close Prestwood
Great Missenden HP16 9ET

Decision Type: Delegated **Officer Recommendation:** Prior Approval
Required and
Refused

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**

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

Main Issue:
