

Appeal Decision Report for Panel

11 July 2022 - 8 August 2022

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Royal Borough
of Windsor &
Maidenhead

MAIDENHEAD

Appeal Ref.: 22/60026/REF **Planning Ref.:** 21/02193/CLAS AA **Plns Ref.:** APP/T0355/D/21/3286137

Appellant: Mr Peter Bristow **c/o Agent:** Other ET Planning Office ET Planning 200 Dukes Ride
Crowthorne RG45 6DS

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

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**

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

Main Issue: It was considered that the proposal would result in unacceptable harm to the external appearance of the dwellinghouse and would conflict with the National Planning Policy Framework (the Framework) requirement to achieve high quality design that adds to the quality of an area. Although not determinative in this prior approval appeal, the proposal would conflict with the Borough Local Plan 2013-2033, adopted February 2022, specifically Policy QP3 which seeks to ensure development respects and enhances the local character of the environment with particular regard to scale and bulk. However it was determined, the proposed development would not result in a harmful impact on the amenity of the adjoining premises. With regard to living conditions, it would accord with the Framework and Policy QP3 of the Borough Local Plan 2013-2033 which seeks to ensure development has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties.

Appeal Ref.: 22/60041/REF **Planning Ref.:** 21/03605/FULL **Plns Ref.:** APP/T0355/D/22/3295327

Appellant: Mr Fergus Wheeler **c/o Agent:** Mrs Lyana Powlesland Bluestone Planning Unit 13 Manor Farm Manor Road Wantage OX12 8NE

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

Description: Erection of a detached garage following demolition of existing garage.

Location: **Winterset Shurlock Row Reading RG10 0PL**

Appeal Decision: Dismissed **Decision Date:** 22 July 2022

Main Issue:

Appeal Ref.: 22/60042/REF **Planning Ref.:** 21/02246/FULL **Plns Ref.:** APP/T0355/W/22/3294452

Appellant: Mr John Yates **c/o Agent:** Mr Peter Smith PJSA Chartered Surveyors The Old Place, Lock Path Dorney Windsor Berkshire SL4 6QQ

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

Description: Erection of an agricultural building for the purposes of storing hay.

Location: **Land West of Upper Bray Road Upper Bray Road Bray Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 5 August 2022

Main Issue:

Planning Appeals Received

11 July 2022 – 08 August 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: Bray Parish

Appeal Ref.: 22/60052/NONDET **Planning Ref.:** 21/02841/FULL **PIns Ref.:** APP/T0355/W/22/3295531

Date Received: 20 July 2022 **Comments Due:** 24 August 2022

Type: Non-determination **Appeal Type:** Written Representation

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**

Appellant: Mr Johnston **c/o Agent:** Mr Matt Taylor Churchgate Premier Homes ID Maidenhead Vanwall Business Park Vanwall Road Maidenhead SL6 4UB

Ward:

Parish: Bray Parish

Appeal Ref.: 22/60053/NONDET **Planning Ref.:** 21/03027/VAR **PIns Ref.:** APP/T0355/W/22/3300618

Date Received: 25 July 2022 **Comments Due:** 29 August 2022

Type: Non-determination **Appeal Type:** Hearing

Description: Variation (under Section 73A) of planning permission 15/02885/FULL (Allowed on Appeal) to vary the wording of Condition 3 (Occupation of the Premises) to read 'The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of the Planning Policy for Traveller Sites (August 2015)' and to remove Condition 4.

Location: **Land Rear of Stratton Cottages Fifield Road Bray Maidenhead**

Appellant: Sandra Bull **c/o Agent:** Matthew Green Green Planning Studio Ltd Unit D Lunesdale Upton Magna Business Park Upton Magna Shrewsbury SY4 4TT

Ward:

Parish: Maidenhead Unparished

Appeal Ref.: 22/60055/REF **Planning Ref.:** 21/02046/FULL **PIns Ref.:** APP/T0355/W/22/3298086

Date Received: 1 August 2022 **Comments Due:** 5 September 2022

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

Description: 8 No. flats and new vehicular and pedestrian access following demolition of existing dwelling.

Location: **Devonia 13 Braywick Road Maidenhead SL6 1BN**

Appellant: Leap Homes **c/o Agent:** Mr. Paul Dickinson Highway House Lower Froyle Hants GU34 4NB

Ward:

Parish: Bray Parish

Appeal Ref.: 22/60056/ENF **Enforcement Ref.:** 19/50051/ENF **PIns Ref.:** APP/T0355/C/22/3304132

Date Received: 1 August 2022 **Comments Due:** 5 September 2022

Type: Enforcement Appeal **Appeal Type:** Public Inquiry

Description: Appeal against the Enforcement Notice for: Without planning permission, the erection of a pool house (building) and associated swimming pool, changing rooms and toilet facilities hashed blue on the attached plan.

Location: **Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH**

Appellant: Mr Anthony Clifton Bennet Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60057/ENF **Enforcement Ref.:** 19/50051/ENF **Plns Ref.:** APP/T0355/C/22/3304134

Date Received: 1 August 2022 **Comments Due:** 5 September 2022
Type: Enforcement Appeal **Appeal Type:** Public Inquiry

Description: Appeal against the Enforcement Notice for: Without planning permission, the erection of a link extension infilling the dwelling and the pool house building hashed blue on the appended plan.

Location: **Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH**
Appellant: Mr Anthony Clifton Bennet Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60059/ENF **Enforcement Ref.:** 19/50051/ENF **Plns Ref.:** APP/T0355/C/22/3304135

Date Received: 1 August 2022 **Comments Due:** 5 September 2022
Type: Enforcement Appeal **Appeal Type:** Public Inquiry

Description: Appeal against Enforcement Notice for: Without planning permission, the erection of extensions leading off the southeast elevation of the dwellinghouse, with associated swimming pool, associated changing room and toilet facilities, in the approximate position hashed blue on the attached plan.

Location: **Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH**
Appellant: Mr Anthony Clifton Bennet Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH