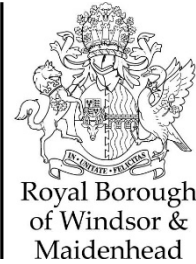


Appeal Decision Report

08 August 2022 - 8 September 2022

MAIDENHEAD

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Royal Borough
of Windsor &
Maidenhead

Appeal Ref.: 21/60063/REF **Planning Ref.:** 21/01029/CLAS SM **Plns Ref.:** APP/T0355/W/21/3276376

Appellant: Mr Ed Sukkar **c/o Agent:** Mr Jonathan McDermott The Town Planning Experts 14 St Georges Business Centre St Georges Square Portsmouth PO1 3EZ

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

Description: Class M; Change of use of part of retail unit (Class E) to x4 dwellings (C3) with associated works.

Location: **1A Cordwallis Road Maidenhead SL6 7DQ**

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

Main Issue:

Appeal Ref.: 21/60064/REF **Planning Ref.:** 21/00218/CLAS SM **Plns Ref.:** APP/T0355/W/21/3275978

Appellant: Mr Malkit Purewal **c/o Agent:** Mr Jonathan McDermott The Town Planning Experts 14 St Georges Business Centre St Georges Square Portsmouth PO1 3EZ

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

Description: Change of use of the ground floor shop and garage to 2no.dwellings (C3) and associated operational development

Location: **M H Dormer Electrical Contractors 6 Harrow Lane Maidenhead SL6 7PE**

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

Main Issue: The design or external appearance of the building would be acceptable and the scheme satisfactorily accords with Policies QP1 and QP3 of the BLP and section 12 of the National Planning Policy Framework (July 2021) in so far as these policies seek the achievement of well-designed places.

Appeal Ref.: 22/60019/REF **Planning Ref.:** 21/02082/FULL **Plns Ref.:** APP/T0355/W/21/3285307

Appellant: Mr F Querkezi **c/o Agent:** Mr David Lomas MSC Planning Consultants Ltd 259 Amersham Road Hazlemere High Wycombe HP15 7QW

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

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**

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

Main Issue: Having considered the benefits and adverse impacts of each development proposal the Inspector concluded that the harms and policy conflicts that have been identified would significantly and demonstrably outweigh each proposal's benefits when considered individually and assessed against the Framework's policies taken as a whole. The presumption in favour of sustainable development, as set out in the Framework, does not apply, therefore. Both proposals conflict with the development plan when read as a whole, and material considerations lead to dismiss the appeal.

Appeal Ref.: 22/60020/REF **Planning Ref.:** 21/01024/FULL **Plns Ref.:** APP/T0355/W/21/3285308

Appellant: Mr F Querkezi **c/o Agent:** Mr David Lomas MSC Planning Consultants Ltd 259 Amersham Road Hazlemere High Wycombe HP15 7QW

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

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**

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

Main Issue: Having considered the benefits and adverse impacts of each development proposal the Inspector concluded that the harms and policy conflicts that have been identified would significantly and demonstrably outweigh each proposal's benefits when considered individually and assessed against the Framework's policies taken as a whole. The presumption in favour of sustainable development, as set out in the Framework, does not apply, therefore. Both proposals conflict with the development plan when read as a whole, and material considerations lead to dismiss the appeal.

Appeal Ref.: 22/60037/REF **Planning Ref.:** 21/00940/FULL **Plns Ref.:** APP/T0355/W/22/3290555

Appellant: Mr M Booker **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB

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

Description: Construction of x2 dwellings with associated access, following demolition of the existing part single part two storey side element of the existing dwelling.

Location: **Charnwood 12 And Land At Charnwood 12 Lime Walk Maidenhead**

Appeal Decision: Allowed **Decision Date:** 23 August 2022

Main Issue:

Appeal Ref.: 22/60045/REF **Planning Ref.:** 21/03718/FULL **Plns Ref.:** APP/T0355/W/22/3298401
Appellant: Mr Neil Burgess c/o **Agent:** Mrs Fiona Jones Cameron Jones Planning 3 Elizabeth Gardens Ascot SL5 9BJ
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: 2no. semi-detached dwellings with associated landscaping, parking and vehicular access.
Location: **Land Adjacent To The Lodge Holyport Street Holyport Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 31 August 2022
Main Issue:

Planning Appeals Received

08 August 2022 - 8 September 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.: 22/60060/REF **Planning Ref.:** 21/02951/FULL **Plns Ref.:** APP/T0355/W/22/3299558
Date Received: 8 August 2022 **Comments Due:** 12 September 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Development of the site to provide 4no. detached dwellings with associated access, hardstanding and landscaping.
Location: **Land Rear of 4 To 7 Dairy Court Holyport Maidenhead**

Appellant: Mr David Holmes **c/o Agent:** Mr Matthew Corcoran Pure Offices, Midshires House
Smeaton Close Aylesbury Bucks HP19 8HL

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60061/REF **Planning Ref.:** 21/02817/OUT **Plns Ref.:** APP/T0355/W/22/
3304595

Date Received: 25 August 2022 **Comments Due:** 6 October 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Outline application for access only to be considered at this stage with all other matters to be reserved for the construction of up to x6 dwellings with associated landscaping and parking, closing off of the existing access to Willow Manor and creation of a new vehicular access from Fifield Road, following demolition of the existing dwelling.

Location: **Willow Manor Fifield Road Fifield Maidenhead SL6 2PG**
Appellant: Sagacity Consultants Ltd **c/o Agent:** Mrs Rosalind Gall Solve Planning Ltd Sentinel House Ancells Business Park Harvest Crescent Fleet GU51 2UZ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 22/60062/REF **Planning Ref.:** 21/02576/FULL **Plns Ref.:** APP/T0355/W/22/
3296613

Date Received: 6 September 2022 **Comments Due:** 11 October 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Addition of a first and second floor to the rear to provide 5no one bedroom flats and 1no two bedroom flat with communal bin store and entrance at ground floor level via Nicolson's Lane.

Location: **87 - 89 High Street Maidenhead SL6 1JX**
Appellant: Mr Smith **c/o Agent:** Mr Kieran Rafferty KR Planning 183 Seafield Road Bournemouth BH6 5LJ

Ward:
Parish: Bray Parish
Appeal Ref.: 22/60063/REF **Planning Ref.:** 21/03289/FULL **Plns Ref.:** APP/T0355/W/22/
3302062

Date Received: 6 September 2022 **Comments Due:** 11 October 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of a detached outbuilding following demolition of the existing woodshed.
Location: **Long Lane Farm Ascot Road Holyport Maidenhead**
Appellant: Mr George Bouldon **c/o Agent:** Other ET Planning Office 200 Dukes Ride CROWTHORNE RG45 6DS

Ward:
Parish: Cookham Parish
Appeal Ref.: 22/60064/REF **Planning Ref.:** 21/03688/TLDDT **Plns Ref.:** APP/T0355/W/22/
3299971

Date Received: 7 September 2022 **Comments Due:** 12 October 2022
Type: Refusal **Appeal Type:** Written Representation
Description: Application for determination as to whether prior approval is required for proposed 5G telecoms installation: H3G Phase 8 15m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets.

Location: **Verge At Junction of Mill Lane And Sutton Road Cookham Maidenhead**
Appellant: CK Hutchison Networks (UK) Ltd **c/o Agent:** Mr James Reilly C/O Mr Gallivan 14 Inverleith Place Edinburgh EH3 5PZ