



Appeal Decision Report

2 February 2016 - 25 February 2016

WINDSOR RURAL

Appeal Ref.: 15/00066/NOND **Planning Ref.:** 15/01382/FULL **Plns Ref.:** APP/T0355/W/15/3132538
Appellant: Heronsbrook Homes **c/o Agent:** Mr Chris White WYG Planning Wharf House Wharf Road Guildford GU1 4RP
Decision Type: Delegated **Officer Recommendation:** Would Refused Have
Description: Demolition of existing dwelling and outbuildings and erection of replacement dwelling with garage, driveway and landscaping
Location: **1 Woodlands Ride Ascot SL5 9HP**
Appeal Decision: Dismissed **Decision Date:** 5 February 2016

Main Issue: The Inspector considered that the proposed house set further back from the road would be notably larger than the house it would replace and take up more of the current garden area. The spacing between The Lodge and the proposed house would be reduced and the latter would be taller thereby creating a disproportionate relationship between the two properties. The overall scale and bulk of the proposed house and its dominant relationship to The Lodge would detract from the spatial character of the area. This would be further eroded by the large area of driveway across the site's frontage. Due to overall bulk, height and depth of the proposed house it would result in an intrusive and dominant addition to the street scene. The Inspector commented that although it could be concluded that the development would not have a harmful effect on trees in the short term, the overall size of the proposed house and the resulting garden space could result in pressure to fell or heavily prune. This added to the concerns about the effect of the proposal on the character and appearance of the area. The Inspector considered that the proposal would also be harmful to the living conditions of the occupiers of No 7 Hurstwood, by reason of its overbearing impact due to size, height and bulk.

Appeal Ref.: 15/00072/ENF **Enforcement Ref.:** 15/50066/ENF **Plns Ref.:** APP/T0355/C/15/3133004
Appellant: Mr Harjinder Sian **c/o Agent:** Mrs Lakhy Dosanjh The White House Design Ltd 7 Progress Business Centre Whittle Parkway Slough SL1 6DQ
Decision Type: **Officer Recommendation:**
Description: Appeal against the Enforcement Notice: Garage is not in accordance with the approved planning permission (14/03501/FULL)
Location: **70 Coppermill Road Wraysbury Staines TW19 5NS**
Appeal Decision: Dismissed **Decision Date:** 23 February 2016

Main Issue: The Inspector found that the works constitute inappropriate development in the Green Belt that causes harm. Moreover, the Inspector found that no considerations that clearly outweigh the harm to the Green Belt. The development conflicts with Policies GB1 and GB4 and the Framework.

Appeal Ref.: 15/00079/REF **Planning Ref.:** 15/01428/FULL **Plns Ref.:** APP/T0355/W/15/3131009

Appellant: Mr And Mrs R Bond **c/o Agent:** Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor Berkshire SL4 3EX

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

Description: Erection of detached dwelling with new access

Location: **Land At Oakwood House 15 Sunning Avenue Sunningdale Ascot**

Appeal Decision: Dismissed **Decision Date:** 11 February 2016

Main Issue: The Inspector considered that the size of the divided plot would be significantly smaller than its neighbours. As a result, the footprint of the house would be uncharacteristically small by comparison. Moreover, its footprint to plot ratio would be far higher than the neighbouring houses in this part of Sunning Avenue. As such they considered that the proposed house would, in the context of the neighbouring plots, appear as over development. The Inspector also considered that the proposed house would be set substantially forward the neighbouring dwellings, which would give the development an uncharacteristic prominence in the street scene. The effect which would be compounded by the narrower gaps to each side of the plot when compared with the position of neighbouring dwellings and this would make the development appear constrained across the width of the plot. In respect of trees, the Inspector concluded that because of the adverse impacts on trees T1 and T14, the proposal would be contrary to Local Plan policies N6 and policy NP/EN2 which require new development to allow, wherever practical, for the retention of existing suitable trees and to protect trees of recognised importance.

Appeal Ref.: 15/00086/REF **Planning Ref.:** 14/01397/FULL **Plns Ref.:** APP/T0355/D/15/3137427

Appellant: Mr Bobby Gulazr- SAFA Developments **c/o Agent:** Ms Nicola Broderick NMB Planning Ltd 124 Horton Road Datchet Slough SL3 9HE

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

Description: Erection of 2m high entrance gates

Location: **5 Hermitage Drive Ascot SL5 7LA**

Appeal Decision: Allowed **Decision Date:** 18 February 2016

Main Issue: The Inspector found that the proposed gates would not cause harm to the open character of the wider street scene and that there was no evidence to find that the proposed gates would cause a highway safety issue.

Appeal Ref.: 15/00092/REF **Planning Ref.:** 15/02098/TPO **Plns Ref.:** APP/TPO/T0355/4865

Appellant: Mr Robert Pickering 45 Beaufort Gardens Ascot Berkshire SL5 8PG

Decision Type: Delegated **Officer Recommendation:** Partial Refusal/Partial Approval

Description: (T1) - Oak (TPO11 of 2013) - Crown lift 5-6m above ground level to include removal of lowest limb extending over driveway of No.45, crown reduce height by 4m, re-shape with spread from main trunk reduced to 3m.

Location: **45 - 46 Beaufort Gardens Ascot**

Appeal Decision: Dismissed **Decision Date:** 10 February 2016

Main Issue: The appeal tree makes an important contribution to the amenity of the locality, street scene and the wider landscape and the proposed work would cause demonstrable harm. The Oak is not so ill-suited to its location or poses any particular risk to the property sufficient to override the amenity benefits that it provides.

Planning Appeals Received

2 February 2016 - 25 February 2016



WINDSOR RURAL

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Further information on planning appeals can be found at www.planningportal.gov.uk/pcs Should you wish to make comments in connection with an appeal, please use the PIns reference number and write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email teame1@pins.gsi.gov.uk

Other appeals: The Planning Inspectorate Room 3/10A Kite Wing Temple Quay House 2 The Square Bristol BS1 6PN or email teamp13@pins.gsi.gov.uk

Parish/Ward: Sunninghill And Ascot Parish
Appeal Ref.: 16/00012/REF **Planning Ref.:** 15/01517/FULL **PIns Ref.:** APP/T0355/W/15/3139436
Date Received: 5 February 2016 **Comments Due:** 11 March 2016
Type: Refusal **Appeal Type:** Written Representation
Description: New building to provide 4 x 2 No. bedroom and 1 x 3 No. bedroom apartments, detached triple garage, detached bin store, associated parking and landscaping following demolition of existing property.
Location: **Four Seasons Bagshot Road Ascot SL5 9JL**
Appellant: Mr Dudley Mills - Kebbell **c/o Agent:** Mr Murray Chrystal Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

Parish/Ward: Sunninghill And Ascot Parish
Appeal Ref.: 16/00014/REF **Planning Ref.:** 15/01205/FULL **PIns Ref.:** APP/T0355/W/15/3138797
Date Received: 11 February 2016 **Comments Due:** 17 March 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of 2x detached 5 bed dwellings with associated garages, following demolition of existing apartments.
Location: **Hendersyde Lodge Whynstones Road Ascot**
Appellant: Gilbert Homes **c/o Agent:** Ms Nicola Broderick NMB Planning Ltd 124 Horton Road Datchet Slough SL3 9HE