

Planning Appeals Received

09 December 2022 - 3 February 2023

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: Cookham Parish
Appeal Ref.: 22/60082/REF **Planning Ref.:** 21/02331/OUT **PIns Ref.:** APP/T0355/W/22/3310141
Date Received: 15 December 2022 **Comments Due:** 19 January 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Outline application for Access, Appearance, Layout and Scale only to be considered at this stage with all other matters to be reserved for the erection of 8 dwellings.
Location: **Station Court High Road Cookham Maidenhead SL6 9JF**
Appellant: David Howells **c/o Agent:** Boyer Planning Wokingham Crowthorne House Nine Mile Ride WOKINGHAM Berkshire RG40 3GZ

Ward:

Parish: Cookham Parish
Appeal Ref.: 22/60081/REF **Planning Ref.:** 22/00248/FULL **PIns Ref.:** APP/T0355/D/22/3306528
Date Received: 16 December 2022 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Detached triple garage with habitable accommodation in the roofspace and external staircase following the demolition of the existing garage.
Location: **Tythe Barn Dean Lane Cookham Maidenhead SL6 9BB**
Appellant: Mr Langton **c/o Agent:** Mr Richard Simpson 132 Brunswick Road LONDON W5 1AW

Ward:

Parish: Maidenhead Unparished
Appeal Ref.: 23/60002/REF **Planning Ref.:** 21/03365/FULL **PIns Ref.:** APP/T0355/W/22/3308381
Date Received: 3 January 2023 **Comments Due:** 7 February 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Conversion of the existing garage into a one bedroom apartment with associated parking.
Location: **6 - 8 Florence Avenue Maidenhead**
Appellant: Mr P Gill 6 - 8 Florence Avenue MAIDENHEAD SL6 8SJ

Ward:

Parish: Maidenhead Unparished
Appeal Ref.: 23/60005/REF **Planning Ref.:** 22/01278/FULL **PIns Ref.:** APP/T0355/D/22/3305674
Date Received: 12 January 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Garage conversion, first floor front/side extension, enlargement of the existing rear raised terrace and alterations to fenestration.
Location: **Amber Rise Bray Road Maidenhead SL6 1UF**
Appellant: Mr V Jain Amber Rise Bray Road Maidenhead SL6 1UF

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 23/60008/REF **Planning Ref.:** 22/01092/FULL **Plns Ref.:** APP/T0355/D/22/
3312019
Date Received: 23 January 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Single storey extension to the West elevation.
Location: **2 Simpson Close Maidenhead SL6 8RZ**
Appellant: Mr Razwan Khan 2 Simpson Close Maidenhead SL6 8RZ

Ward:
Parish: Hurley Parish
Appeal Ref.: 23/60011/NONDET **Planning Ref.:** 21/03782/OUT **Plns Ref.:** APP/T0355/W/22/
3304019
Date Received: 24 January 2023 **Comments Due:** 28 February 2023
Type: Non-determination **Appeal Type:** Written Representation
Description: Outline application for scale only to be considered at this stage with all other matters to be reserved for a replacement agricultural/commercial building.
Location: **Land To The West of Shepherds Lane Hurley Maidenhead**
Appellant: Hurleyford Farms **c/o Agent:** Mr Jack Clegg Pike Smith & Kemp Rural Hyde Farm Marlow Road Maidenhead SL6 6PQ

Ward:
Parish: Hurley Parish
Appeal Ref.: 23/60012/REF **Planning Ref.:** 22/02202/OUT **Plns Ref.:** APP/T0355/W/22/
3311884
Date Received: 24 January 2023 **Comments Due:** 28 February 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Outline application for scale only to be considered at this stage with all other matters to be reserved for a replacement agricultural/commercial building.
Location: **Land To The West of Shepherds Lane Hurley Maidenhead**
Appellant: Hurleyford Farms **c/o Agent:** Mr Jack Clegg Pike Smith And Kemp Rural Hyde Farm Marlow Road Maidenhead SL6 6PQ

Ward:
Parish: Cookham Parish
Appeal Ref.: 23/60016/ENF **Enforcement Ref.:** 20/50257/ENF **Plns Ref.:** APP/T0355/C/22/
3313415
Date Received: 24 January 2023 **Comments Due:** 7 March 2023
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against The carrying out of engineering operations including the formation of a means of access comprising the regrading of the bank, new hard surface area, associated retaining wall, steps and access, without planning permission
Location: **7 Halfway Houses Maidenhead Road Maidenhead SL6 6PP**
Appellant: Paul Edward Summers Rotherton Maidenhead Road Cookham SL6 9DB

Ward:
Parish: Bray Parish
Appeal Ref.: 23/60013/REF **Planning Ref.:** 22/01171/FULL **Plns Ref.:** APP/T0355/W/22/
3307484
Date Received: 25 January 2023 **Comments Due:** 1 March 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Development of the site to provide 2no. detached dwellings with revised access, hardstanding and landscaping.
Location: **Land Rear Between 1 And 5 The Fieldings Holyport Maidenhead**
Appellant: Mr Daniel Torrance **c/o Agent:** Mr Matthew Corcoran CDS Planning And Development Consultants Pure Offices Midshires House Smeaton Close Aylesbury HP19 8HL

Ward:

Parish: Bray Parish
Appeal Ref.: 23/60017/REF **Planning Ref.:** 22/02789/OUT **Plns Ref.:** APP/T0355/W/23/
3314990
Date Received: 30 January 2023 **Comments Due:** 6 March 2023
Type: Refusal **Appeal Type:** Hearing
Description: Outline application for access only to be considered at this stage for x4 serviced plots for Self-Build and Custom Housebuilding.
Location: **Land Adjacent Pond View Sturt Green Holyport Maidenhead**
Appellant: Ms Janet Meads-Mitchell **c/o Agent:** Ms Rosie Dinnen Tetlow King Planning Ltd, Unit 2, Eclipse Office Park High Street, Staple Hill BRISTOL BS16 5EL

Appeal Decision Report

09 December 2022 - 3 February 2023

MAIDENHEAD

Appeal Ref.: 22/60055/REF **Planning Ref.:** 21/02046/FULL **Plns Ref.:** APP/T0355/W/22/
3298086
Appellant: Leap Homes **c/o Agent:** Mr. Paul Dickinson Highway House Lower Froyle Hants GU34 4NB
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: 8 No. flats and new vehicular and pedestrian access following demolition of existing dwelling.
Location: **Devonia 13 Braywick Road Maidenhead SL6 1BN**
Appeal Decision: Dismissed **Decision Date:** 20 January 2023
Main Issue: It is concluded that the proposal would cause harm in respect of carbon dioxide emissions, resulting in conflict with the development plan, taken as a whole, to which it is considered unacceptable.

Appeal Ref.: 22/60061/REF **Planning Ref.:** 21/02817/OUT **Plns Ref.:** APP/T0355/W/22/
3304595
Appellant: Sagacity Consultants Ltd **c/o Agent:** Mrs Rosalind Gall Solve Planning Ltd Sentinel House Ancells Business Park Harvest Crescent Fleet GU51 2UZ
Decision Type: Delegated **Officer Recommendation:** Refuse
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**
Appeal Decision: Allowed **Decision Date:** 20 December 2022
Main Issue: For the reasons set out, the inspector concludes that the proposal accords with the development plan, taken as a whole, and material considerations do not indicate that permission should nevertheless be withheld. Therefore, the appeal should be allowed.

Appeal Ref.: 22/60068/REF **Planning Ref.:** 21/02961/FULL **Plns Ref.:** APP/T0355/D/22/
3305437

Appellant: Mr Westacott **c/o Agent:** Ms Willow Mercer Catherine's Court Berkeley Place Bristol BS8
1BQ

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

Description: Replacement garage with office above.

Location: **Frogmore Farm Bath Road Littlewick Green Maidenhead SL6 3RX**

Appeal Decision: Dismissed **Decision Date:** 29 December 2022

Main Issue: The Inspector considered that the combined or cumulative effect of the increase in floorspace, volume,height, width and length in combination with two dormers would result in a replacement building that is materially larger than the existing buildings. As such the proposed development would not comply with the requirements of paragraph 149(d) of the NPPF. Furthermore, the building would be visually prominent within the site and from wider public vantage point. As such, the larger footprint and volume of the building coupled with its greater height and mass would have a greater impact on the spatial and visual openness that is currently derived from two separate, smaller and shorter buildings on the site. The Inspector concluded that the development is inappropriate in the Green Belt and the very special circumstances necessary to justify the development do not exist.
