

Appeal Decision Report

16 December 2022 - 20 February 2023

Windsor and Ascot

Appeal Ref.: 21/60059/REF **Planning Ref.:** 21/00872/FULL **Plns Ref.:** APP/T0355/D/21/3276912

Appellant: Mr Tom Carter **c/o Agent:** Mr Chris Rickerby CDR Consultants Ltd 39 Clifton Rise Windsor SL4 5SX

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

Description: Single storey front/side extension and part garage conversion to include raising of garage roof.

Location: **54 White Horse Road Windsor SL4 4PQ**

Appeal Decision: Dismissed **Decision Date:** 26 January 2023

Main Issue: The Inspector concludes that the proposed extension would harm the character and appearance of the host property and the surrounding area, with particular regard to its scale and design. The proposal is therefore contrary to the requirements of Policy QP3 of the BLP, Policy DES.01 of the WNP, the Borough Wide Design Guide dated 2020, and paragraphs 130 and 134 of the National Planning Policy Framework (the Framework), which amongst other things, collectively seek high quality design that respects the host building and the character and appearance of the area.

Appeal Ref.: 22/60032/REF **Planning Ref.:** 21/02478/FULL **Plns Ref.:** APP/T0355/D/22/3294292

Appellant: Billa Hothi **c/o Agent:** Mr Richard Simpson RJS Planning 132 Brunswick Road London W5 1AW

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

Description: New front entrance canopy, alterations to the roof to include x1 front rooflight, x2 front dormers and x3 rear dormers to enlarge the existing first floor accommodation and alterations to fenestration - retrospective.

Location: **Watersmeet House 18 Kingswood Creek Wraysbury Staines TW19 5EN**

Appeal Decision: Dismissed **Decision Date:** 30 January 2023

Main Issue: The Inspector concludes that the proposal is inappropriate by definition and harmful to the Green Belt. The proposal conflicts with Policy QP5 of the BLP, and the aims of the Framework.

Appeal Ref.: 22/60033/REF **Planning Ref.:** 21/00803/FULL **Plns Ref.:** APP/T0355/W/21/3288290
Appellant: James Ambo **c/o Agent:** Mr Jake Geczy DP9 100 Pall Mall London SW1Y 5NQ
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Replacement dwelling and detached garage.
Location: **Knoll House St Leonards Hill Windsor SL4 4AL**
Appeal Decision: Dismissed **Decision Date:** 20 December 2022

Main Issue: The Inspector concludes that the replacement dwelling would significantly harm the character and appearance of the area contrary to Local Plan policy QP3 and Windsor Neighbourhood Plan policy DES01. The Inspector also concludes that the proposal would result in significant harm to neighbours' living conditions contrary to policy QP3 and contrary to guidance in the Borough Wide Design Guide and the aims of the NPPF. The proposal accords with the aims of SP2 with respect to reducing carbon emissions. The submitted UU is necessary to make the development acceptable in planning terms to achieve an overall net zero carbon outcome. Costs application - the Inspector found no unreasonable behaviour by the Council and no costs were awarded.

Appeal Ref.: 22/60046/NOND ET **Planning Ref.:** 21/02091/FULL **Plns Ref.:** APP/T0355/W/22/3294310
Appellant: David Rahal **c/o Agent:** David Rahal Malvern Homes Limited 1 Newick Avenue Sutton Coldfield Sutton Coldfield B74 3DA
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: 4no. dwellings with new access and associated parking following demolition of the existing dwelling.
Location: **67 Imperial Road Windsor SL4 3RU**
Appeal Decision: Dismissed **Decision Date:** 9 January 2023

Main Issue: The Inspector concluded that the pair of semi-detached dwellings proposed would be an uncharacteristic arrangement that would jar with the pattern of development. The dwellings, at two storeys plus roof level accommodation would stand above the height of their immediate neighbours to either side. This height, combined with narrow footprints, would create a distinct vertical emphasis that would contrast strongly with the more horizontal form prevalent to neighbouring dwellings. The Inspector also thought that the two semi-detached pairs would be set close to one another and to the side boundaries of the site, appearing squeezed onto the site in a cramped and contrived manner

Appeal Ref.: 22/60047/REF **Planning Ref.:** 22/00117/FULL **Plns Ref.:** APP/T0355/W/22/3299429
Appellant: Malvern Estates Plc **c/o Agent:** Mr. David Rahal 1 Newick Avenue Sutton Coldfield Sutton Coldfield West Midlands B74 3DA
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: The erection of four dwellings with associated parking, cycle and bin store and new access following demolition of the existing dwelling.
Location: **67 Imperial Road Windsor SL4 3RU**
Appeal Decision: Allowed **Decision Date:** 9 January 2023

Main Issue: The Inspector concluded that the front elevation of the building would have a similar symmetrical appearance to the apartment blocks elsewhere on the street. They considered that the proposal would fit within the range of scale established by the apartment blocks, and would incorporate materials and design details which would complement those which prevail within the street. As a single building, it would better exhibit the horizontal emphasis of neighbouring dwellings and it would achieve a better sense of proportion in its plot. As such they concluded that it would preserve the character and appearance of the area.

Appeal Ref.: 22/60048/REF **Planning Ref.:** 21/02367/FULL **Plns Ref.:** APP/T0355/W/22/3296594

Appellant: Mr R Jagdev **c/o Agent:** Mrs Rosalind Gall Sentinel House Harvest Crescent FLEET GU51 2UZ

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

Description: Part change of use of the ground floor from A2 (financial and professional services) to residential, part single part two storey side extension, single storey rear extension, alterations to fenestration and external alterations, following demolition of the existing single storey side and rear elements.

Location: **109 High Street Eton Windsor SL4 6AN**

Appeal Decision: Allowed **Decision Date:** 9 February 2023

Main Issue:

Appeal Ref.: 22/60067/REF **Planning Ref.:** 22/00090/TLDDT **Plns Ref.:** APP/T0355/W/22/3299985

Appellant: Mr Gee **c/o Agent:** Mr James Reilly Dot Surveying C/o 14 Inverleith Place Edinburgh EH3 5PZ

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

Description: Application for determination as to whether prior approval is required for proposed 20m 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.

Location: **Land At Junction of Wolf Lane And Tinkers Lane Windsor**

Appeal Decision: Dismissed **Decision Date:** 26 January 2023

Main Issue:

Appeal Ref.: 22/60070/REF **Planning Ref.:** 21/03397/TLDDT **Plns Ref.:** APP/T0355/W/22/3300097

Appellant: CK Hutchison Networks (UK) Ltd **c/o Agent:** Ms Samantha Holt 1A Station Court, Station Road Guiseley Leeds West Yorkshire LS20 8EY

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

Description: Application for determination as to whether prior approval is required for a proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

Location: **Junction of Alma Road And Frances Road Windsor**

Appeal Decision: Dismissed **Decision Date:** 20 December 2022

Main Issue: The Inspector concludes that the considerable benefits of providing telecommunication infrastructure does not outweigh the significant harm to the character and appearance of the area including the setting of the listed building and the statue. The appellant also fails to demonstrate that the proposal would not have an unacceptable impact on the nearest trees which are situated along a green route. The proposal is contrary to the aims of Local Plan policies IF7, HE1, QP3 and NR3 and Neighbourhood Plan policies BIO.01 and BIO.02. The Inspector was not satisfied that potentially less harmful alternative sites on existing building and at street level had been adequately explored.

Appeal Ref.: 22/60073/REF **Planning Ref.:** 22/01162/TLDDT **Plns Ref.:** APP/T0355/W/22/3303604

Appellant: CK Hutchison Networks (UK) Ltd **c/o Agent:** Ms Hannah Gibson Dot Surveying 14 Inverleith Place 2 Anderson Place Edinburgh EH3 5PZ

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

Description: Proposed 5G telecoms installation: H3G Phase 8 15m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets.

Location: **Land Adjacent To Open Space Wood Close Windsor**

Appeal Decision: Dismissed **Decision Date:** 1 February 2023

Main Issue: The Inspector considered that the proposal would deliver a utilitarian structure of significant scale that would look incongruous in this particular suburban location. The proposal would harm the character and appearance of the area. This harm is not outweighed by the benefits of the proposal or lack of alternative sites.

Appeal Ref.: 23/60003/REF **Planning Ref.:** 22/01745/CLAS **Plns Ref.:** APP/T0355/D/22/3307846
AA

Appellant: Mr And Mrs Jennings **c/o Agent:** Mr Martin Gaine Suite 45 4 Spring Bridge Road LONDON W5 2AA

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 2.7m.

Location: **52 York Road Windsor SL4 3NY**

Appeal Decision: Dismissed **Decision Date:** 1 February 2023

Main Issue:

Planning Appeals Received

WINDSOR AND ASCOT

16 December 2022 - 20 February 2023

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: Windsor Unparished

Appeal Ref.: 23/60001/REF **Planning Ref.:** 22/00319/VAR **PIns Ref.:** APP/T0355/W/22/3308700

Date Received: 3 January 2023 **Comments Due:** 7 February 2023

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

Description: Variation (under Section 73A) of Condition 14 (Approved Plans) to substitute those plans approved under 19/03431/FULL for the Change of use from D1 (medical) to C3 (residential) with alterations to the roof to include a new roof terrace and glass balustrade following the removal of the existing dormer and rooflight, new front entrance, doors with glass balustrade to the first floor side elevation, part render, alterations to fenestration, pergola and associated works to provide 1 x studio, 4 x one bedroom flats and 2 x two bedroom flats with amended plans.

Location: **Blomfield Place 30 Frances Road Windsor SL4 3EE**

Appellant: Mr Gilbert **c/o Agent:** Mr Neil Davis 19 Woodlands Avenue Winnersh WOKINGHAM Berkshire RG41 3HL

Ward:

Parish: Windsor Unparished

Appeal Ref.: 23/60003/REF **Planning Ref.:** 22/01745/CLAS AA **PIns Ref.:** APP/T0355/D/22/3307846

Date Received: 11 January 2023 **Comments Due:** N/A

Type: Refusal **Appeal Type:** Fast Track Appeal

Description: Application for prior approval for construction of one additional storey to the property with a maximum height of 2.7m.

Location: **52 York Road Windsor SL4 3NY**

Appellant: Mr And Mrs Jennings **c/o Agent:** Mr Martin Gaine Suite 45 4 Spring Bridge Road LONDON W5 2AA

Ward:

Parish: Sunninghill And Ascot Parish

Appeal Ref.: 23/60004/REF **Planning Ref.:** 22/00224/FULL **PIns Ref.:** APP/T0355/D/22/3306907

Date Received: 12 January 2023 **Comments Due:** N/A

Type: Refusal **Appeal Type:** Fast Track Appeal

Description: Garage conversion, two storey front/side extension with front entrance canopy, two storey side/rear extension with balcony, steps to the rear and alterations to fenestration.

Location: **Sunnycroft Larch Avenue Ascot SL5 0AP**

Appellant: Mr & Mrs Gosal **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell Berkshire RG12 9BX

Ward:

Parish: Windsor Unparished

Appeal Ref.: 23/60006/REF **Planning Ref.:** 21/02952/FULL **PIns Ref.:** APP/T0355/D/22/3307161

Date Received: 18 January 2023 **Comments Due:** N/A

Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Single storey side extension, x2 rear L-shaped dormer and alterations to fenestration.
Location: **21 Queens Road Windsor SL4 3BQ**
Appellant: Andy And Hazel Nicolson **c/o Agent:** Mr Peter Smith The Old Place, Lock Path Dorney WINDSOR Berkshire SL4 6QQ

Ward:
Parish: Windsor Unparished
Appeal Ref.: 23/60007/REF **Planning Ref.:** 22/01610/FULL **Plns Ref.:** APP/T0355/D/22/3312224

Date Received: 19 January 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Single storey rear extension and alterations to fenestration.
Location: **157 Clarence Road Windsor SL4 5AP**
Appellant: Mr David Tucker **c/o Agent:** Mr Rustem Konakli A1 Planning Portal Flat 1, Roden Court 115 Hornsey Lane London N6 5EF

Ward:
Parish: Sunninghill And Ascot Parish
Appeal Ref.: 23/60009/REF **Planning Ref.:** 22/01526/FULL **Plns Ref.:** APP/T0355/D/22/3307842

Date Received: 24 January 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: New front porch canopy and pillars, part garage conversion, part single part two storey, part first floor side extension, single storey rear extension, raising of the eaves and ridge height, 2no. front dormers, 1no. side dormer, 2no. rear dormers and alterations to the external finish and alterations to fenestration.
Location: **Burwood House 22 Llanvair Drive Ascot SL5 9HT**
Appellant: Mr & Mrs B Tatla **c/o Agent:** Mr. Paul Dickinson Highway House Lower Froyle Hants GU34 4NB

Ward:
Parish: Windsor Unparished
Appeal Ref.: 23/60010/REF **Planning Ref.:** 22/01757/FULL **Plns Ref.:** APP/T0355/D/22/3310667

Date Received: 24 January 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: First floor rear extension and alterations to fenestration.
Location: **28 Oak Lane Windsor SL4 5EU**
Appellant: Anne Cheung **c/o Agent:** Mr. Paul Chaston Bedford I-Lab Stannard Way, Priory Business Park Bedford Bedfordshire MK44 3RZ

Ward:
Parish: Wraysbury Parish
Appeal Ref.: 23/60015/REF **Planning Ref.:** 22/02314/FULL **Plns Ref.:** APP/T0355/D/22/3313963

Date Received: 26 January 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: First Floor Front extension, cladding and render, front dormer window, part conversion of car port to habitable accommodation, extension to car port with new steps and alterations to hard standing.
Location: **57 The Avenue Wraysbury Staines TW19 5EZ**
Appellant: Mr James McCauley **c/o Agent:** Mrs Judy Giddings 26 Melbourne Road Teddington TW11 9QX

Ward:
Parish: Windsor Unparished
Appeal Ref.: 23/60022/REF **Planning Ref.:** 22/02387/FULL **Plns Ref.:** APP/T0355/D/23/3314703

Date Received: 9 February 2023 **Comments Due:** 9 March 2023
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Part single/part two storey front, side and rear extension, relocation of front entrance door and alterations to external finishes and fenestration.

Location: 27 Bulkeley Avenue Windsor SL4 3LY
Appellant: Mr Jinder Singh Nagpal c/o Agent: Mr Terence Telles First Floor 1 Hythe Street
DARTFORD DA1 1BE

Ward:
Parish: Windsor Unparished
Appeal Ref.: 23/60023/REF **Planning Ref.:** 22/01373/FULL **Plns Ref.:** APP/T0355/D/22/
3313926

Date Received: 10 February 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal

Description: x2 rear dormers

Location: 1 Kentons Lane Windsor SL4 4JH
Appellant: Ms Michelle Downey c/o Agent: Mr Duncan Gibson 74 Parsonage Lane WINDSOR
Berkshire SL4 5EN