



Appeal Decision Report

6 February 2016 - 7 March 2016

MAIDENHEAD

Appeal Ref.: 15/00060/REF **Planning Ref.:** 15/00551/VAR **Plns Ref.:** APP/T0355/W/15/3131329

Appellant: Mr David Edmondson **c/o Agent:** Mr Graham Fisher GF Planning Limited 1 Woodlands Avenue London E11 3RA

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

Description: Removal of condition 4 (Permitted Development) of planning permission 413546

Location: **Winterbourne Berries Road Cookham Maidenhead SL6 9SD**

Appeal Decision: Allowed **Decision Date:** 6 February 2016

Main Issue: The National Planning Policy Framework indicates that conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The Planning Practice Guidance also sets out these six tests and further states that conditions restricting the future use of permitted development rights will rarely pass the test of necessity and should only be used in exceptional circumstances. Also the blanket removal of freedoms to carry out small scale domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity. The Inspector concluded that the effect of removing condition 4 on (1) the character and appearance of the area; (2) the Green Belt; and (3) Flooding would not be harmful and the exceptional circumstances sufficient to withhold permitted development rights do not exist.

Appeal Ref.: 15/00085/REF **Planning Ref.:** 15/01761/FULL **Plns Ref.:** APP/T0355/D/15/3136441

Appellant: Mr Papazoglou **c/o Agent:** Mr Allen Watson Buttery And Watson Berry House 78 Altwood Road Maidenhead Berkshire SL6 4PZ

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

Description: Construction of garage/garden machinery store

Location: **Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA**

Appeal Decision: Dismissed **Decision Date:** 26 February 2016

Main Issue: The erection of a domestic garage/garden store does not fall within any of the categories of development listed in Saved Policy GB1 or paragraph 89 of the Framework. As such it would be inappropriate development which is, by definition, harmful to the Green Belt. The scale of the proposal would be such that it would erode the openness of the Green Belt. It is accepted that the loss of openness would be unlikely to affect the Green Belt outside the boundary of the site, nonetheless, there would be a loss of openness. No very special circumstances have been demonstrated.

Appeal Ref.: 15/00090/REF **Planning Ref.:** 15/01659/FULL **Plns Ref.:** APP/T0355/W/15/3132937

Appellant: Mr Christopher Robinson- Elite Homes Ltd **c/o Agent:** Mr Ian Sowerby Bell Cornwell LLP
Oakview House Station Road Hook Hampshire RG27 9TP

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

Description: Erection of 2 x 3 bed semi detached and 2 x 4 bed detached dwellings.

Location: **4 - 7 Woodlands Park Road Maidenhead**

Appeal Decision: Allowed **Decision Date:** 1 March 2016

Main Issue: When the limited visual impact from the public highway, roof profiles of Plots No 1 and 2 which would allow space and an area of sky to be seen between the two properties, further set back on the site allowing for more forecourt space, and the context to other development the surrounding area, especially to the adjacent Park Lodge Close development, then the proposal would not result in a cramped form of development. The development would therefore not be contrary to Royal Borough of Windsor and Maidenhead Local Plan Policies H10 and H11 and the National Planning Policy Framework (the Framework) Core Planning Principle 4. Whilst the additional dwelling would cause extra traffic movements, given the relatively minor increase in traffic movements, no objections from the Council's Environmental Health Officer and blank flank walls to No 4 and 5, then these extra traffic movements would not cause undue noise and disturbance to the residents of No 4 and 5. Turning to the impact of proposed Plot No 1 on adjacent properties causing loss of light and privacy; the Inspector found that Plot 1 would have the same relationship to the adjacent dwellings in particular No 8 Park Lodge Close, as the previously unimplemented planning permission, which the Council found to be acceptable. Therefore, the development does not harm the amenities or living conditions of the adjacent properties due to increased use of the access way, and would not be contrary to Royal Borough of Windsor and Maidenhead Local Plan Policies H10 and the National Planning Policy Framework (the Framework) Core Planning Principle 4.

Appeal Ref.: 15/00093/REF **Planning Ref.:** 15/01432/FULL **Plns Ref.:** APP/T0355/D/15/3139758

Appellant: Mr Peter Hersom 29 Ray Mill Road West Maidenhead SL6 8SA

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

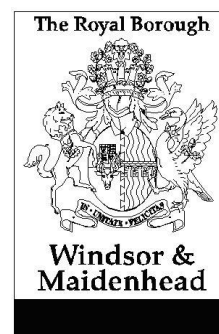
Description: 3 storey side extension and second storey front extension following hip to gable roof extension and enlargement of existing roof with the addition of 1 front dormer and 2 rear dormers to facilitate loft conversion. Addition of roof lantern to existing single storey rear extension and amendments to fenestration

Location: **29 Ray Mill Road West Maidenhead SL6 8SA**

Appeal Decision: Dismissed **Decision Date:** 23 February 2016

Main Issue: Due to the bulk, mass and height of the proposed extension it would overwhelm the existing property which would be unsympathetic to the host and unbalance the terrace. Together with the proposed materials, it would draw the eye and appear as a discordant feature in the street scene and relate poorly to its surroundings. It would also erode the existing gap between the terrace and the adjacent semi-detached dwellings, which would harm the distinctiveness of the street in this regard. This is contrary to the NPPF and Local Plan policy DG1. The proposal would fail to meet the adopted Parking Strategy 2004 for 3 off-street parking spaces for a dwelling with 4 or more bedrooms, increasing the pressure for on-street parking in the vicinity which would unacceptably exacerbate existing parking problems in the vicinity to the overall detriment of highway and pedestrian safety, contrary to Local Plan policy P4.

Planning Appeals Received
5 February 2016 - 7 March 2016



MAIDENHEAD

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 Plns 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: White Waltham Parish
Appeal Ref.: 16/00013/REF **Planning Ref.:** 15/02906/FULL **Plns Ref.:** APP/T0355/W/16/3143249
Date Received: 5 February 2016 **Comments Due:** 11 March 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of 2 detached dwellings served by existing vehicular access, following demolition of existing buildings
Location: **White Waltham Garage Waltham Road White Waltham Maidenhead SL6 3SG**
Appellant: Mr B Glister - White Waltham Garage Ltd **c/o Agent:** Mr Christopher Arden Christopher Arden Chartered Architects 11 Galton Road Ascot Berkshire SL5 0BP

Parish/Ward: **Appeal Ref.:** 16/00016/REF **Planning Ref.:** 15/02252/FULL **Plns Ref.:** APP/T0355/W/15/3140382
Date Received: 12 February 2016 **Comments Due:** 18 March 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of 4 x 2 bed and 5 x 1 bed flats following demolition of existing dwelling
Location: **23 Braywick Road And Land To The Rear Providing Access From Greenfields Maidenhead**
Appellant: Mr Simon Davies - SSIDEWLLP **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB

Parish/Ward: Bray Parish
Appeal Ref.: 16/00017/REF **Planning Ref.:** 15/03644/FULL **Plns Ref.:** APP/T0355/D/16/3143634
Date Received: 12 February 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Construction of new garage with first floor games room
Location: **Lorien Brayfield Road Bray Maidenhead SL6 2BN**
Appellant: Mr And Mrs R Williams **c/o Agent:** Mr Patrick Arthurs APD Planning Consultants Bines Farmhouse Bines Road Partridge Green Horsham RH13 8EQ

Parish/Ward: **Appeal Ref.:** 16/00020/REF **Planning Ref.:** 15/01966/FULL **Plns Ref.:** APP/T0355/W/16/3142751
Date Received: 18 February 2016 **Comments Due:** 24 March 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of 10 dwellings 3 x 1 bed units and 7 x 2 bed units following demolition of property including outbuilding.

Location: Diwa 2 Norfolk Road Maidenhead SL6 7EE
Appellant: Mr And Mrs A Dhendsa **c/o Agent:** Mr Paul Butt Paul Butt Planning Ltd 8 Hyde Copse
Marcham Abingdon Oxfordshire OX13 6PT

Parish/Ward: Cookham Parish
Appeal Ref.: 16/00022/REF **Planning Ref.:** 15/01060/FULL **Plns Ref.:** APP/T0355/W/15/
3140926

Date Received: 18 February 2016 **Comments Due:** 24 March 2016
Type: Refusal **Appeal Type:** Written Representation

Description: Change of use from A3 (restaurant) to C3 (residential).

Location: **Cookham Tandoori High Street Cookham Maidenhead SL6 9SL**

Appellant: Mr B Islam **c/o Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9
3EW

Parish/Ward: Cookham Parish
Appeal Ref.: 16/00023/REF **Planning Ref.:** 15/01323/FULL **Plns Ref.:** APP/T0355/W/15/
3141078

Date Received: 22 February 2016 **Comments Due:** 28 March 2016
Type: Refusal **Appeal Type:** Written Representation

Description: Change of use of ancillary outbuilding to single dwelling.

Location: **Dean Farm Alleyns Lane Cookham Maidenhead SL6 9AE**

Appellant: Mr Patrick Noone **c/o Agent:** Mr Vincint Verster Vail Williams LLP 550 Thames Valley Park
Drive Reading RG6 1RA

Parish/Ward: Waltham St Lawrence Parish
Appeal Ref.: 16/00029/REF **Planning Ref.:** 15/03531/LBC **Plns Ref.:** APP/T0355/Y/16/
3142400

Date Received: 4 March 2016 **Comments Due:** 8 April 2016
Type: Refusal **Appeal Type:** Hearing

Description: Consent to convert existing barn to a dwelling with ancillary landscaping works

Location: **Paradise Farm Twyford Road Waltham St Lawrence Reading RG10 0HL**

Appellant: Mr B Palmer-Page **c/o Agent:** Mr Martin Crook MSC Planning Ltd 259 Amersham Road
Hazlemere High Wycombe Buckinghamshire HP15 7QW

Parish/Ward: Waltham St Lawrence Parish
Appeal Ref.: 16/00030/REF **Planning Ref.:** 15/03528/FULL **Plns Ref.:** APP/T0355/W/16/
3142397

Date Received: 4 March 2016 **Comments Due:** 8 April 2016
Type: Refusal **Appeal Type:** Hearing

Description: Conversion of existing barn to a dwelling with ancillary landscaping works

Location: **Paradise Farm Twyford Road Waltham St Lawrence Reading RG10 0HL**

Appellant: Mr B Palmer-Page **c/o Agent:** Mr Martin Crook MSC Planning Ltd 259 Amersham Road
Hazlemere High Wycombe Buckinghamshire HP15 7QW