

Planning Appeals Received

23 March 2023 - 26 May 2023

Windsor and Ascot

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: Old Windsor Parish
Appeal Ref.: 23/60035/REF **Planning Ref.:** 22/02601/FULL **Pins Ref.:** PP/T0355/D/23/3317732
Date Received: 28 March 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Ground floor front extension, removal of existing flat-roofed dormer, x3 front dormer, side/rear extension with front dormer, following demolition of the existing garage. Addition of x2 rear dormers, x2 rear rooflights, alterations to roof and increase in main ridge height.
Location: **Little Friars 15 Orchard Road Old Windsor Windsor SL4 2RZ**
Appellant: Dr Yahya Al-Manthri **c/o Agent:** Mr Khalid Choudhary CSE Consulting Devonshire House Cliveden Office Village High Wycombe HP12 3YZ

Ward:
Parish: Sunninghill And Ascot Parish
Appeal Ref.: 23/60037/REF **Planning Ref.:** 22/03182/FULL **Pins Ref.:** APP/T0355/D/23/3317484
Date Received: 31 March 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Part garage conversion, part first floor, part two storey front/side extension, single storey rear extension and alterations to fenestration.
Location: **27 Cavendish Meads Ascot SL5 9TB**
Appellant: Carrie Piggott **c/o Agent:** Mrs Fiona Jones 3 Elizabeth Gardens ASCOT Berkshire SL5 9BJ

Ward:
Parish: Windsor Unparished
Appeal Ref.: 23/60038/REF **Planning Ref.:** 22/01095/PT20A **Pins Ref.:** APP/T0355/W/22/3313187
Date Received: 3 April 2023 **Comments Due:** 8 May 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Application for prior approval for construction of one additional storey to building to provide x4 additional dwellings.
Location: **Maynard Court Clarence Road Windsor SL4 5BG**
Appellant: Mr Haz Sran **c/o Agent:** Mr Charles Welham 33 Bancroft Hitchin Hertfordshire SG5 1LA

Ward:
Parish: Windsor Unparished
Appeal Ref.: 23/60043/REF **Planning Ref.:** 22/02431/FULL **Pins Ref.:** APP/T0355/D/23/3318499
Date Received: 12 May 2023 **Comments Due:** N/A

Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Wrap around extension, (front/side/rear), raising of the eaves and ridge, and alterations to fenestration.
Location: **29 York Road Windsor SL4 3NX**
Appellant: Simon Arthur 29 York Road Windsor SL4 3NX

Ward:
Parish: Windsor Unparished
Appeal Ref.: 23/60044/REF **Planning Ref.:** 23/00291/FULL **Plns Ref.:** APP/T0355/D/23/3321702

Date Received: 22 May 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Fast Track Appeal
Description: Part single part two storey side/rear extension, garage conversion and alterations to fenestration.

Location: **1 Knights Close Windsor SL4 5QR**
Appellant: Ms Yu Ting Dong **c/o Agent:** Mr Michael Pennie P And A Design Consultants Ltd. 4 Hogarth Road Dagenham Essex RM8 2NJ

Ward:
Parish: Horton Parish
Appeal Ref.: 23/60045/NONDET **Planning Ref.:** 22/02544/FULL **Plns Ref.:** APP/T0355/W/22/3313272

Date Received: 25 May 2023 **Comments Due:** 29 June 2023
Type: Non-determination **Appeal Type:** Written Representation
Description: Single storey side extension to link the main dwelling to the detached Summer Room.

Location: **Brookfield Lodge Datchet Road Horton Slough SL3 9PS**
Appellant: Daljit Bhail Brookfield House Park Lane Horton SL3 9PR

Ward:
Parish: Horton Parish
Appeal Ref.: 23/60046/NONDET **Planning Ref.:** 22/02545/LBC **Plns Ref.:** APP/T0355/Y/22/3313273

Date Received: 25 May 2023 **Comments Due:** 29 June 2023
Type: Non-determination **Appeal Type:** Written Representation
Description: Consent for a single storey side extension to link the main dwelling to the detached Summer Room.

Location: **Brookfield Lodge Datchet Road Horton Slough SL3 9PS**
Appellant: Daljit Bhail Brookfield House Park Lane Horton SL3 9PR

Appeal Decision Report

23 March 2023 - 26 May 2023

Windsor and Ascot

Appeal Ref.: 22/60051/REF **Planning Ref.:** 21/02260/CLAS **Plns Ref.:** APP/T0355/W/22/
SO 3294385

Appellant: Threadneedle Property Unit Trust **c/o Agent:** Mr Chris Moore Savills (UK) Limited 33
Margaret Street London W1G 0JD

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

Description: Change of use from offices (Class B1(a)) to dwellinghouses (Class C3) to create x30 flats.

Location: **Berkshire House 39 - 51 High Street Ascot SL5 7HY**

Appeal Decision: Dismissed **Decision Date:** 4 April 2023

Main Issue: While a Noise Assessment was supplied with the application, it only considered the impact of road traffic noise intrusion. Noise from the ground floor commercial premises were not considered. In the absence of consideration of noise from the commercial premises, the Inspector was not satisfied that the evidence demonstrates that no harm would be caused to the future occupiers of the proposed development. The proposal would therefore conflict with para. 0.2(1)(d) of the GPDO.

Appeal Ref.: 22/60076/REF **Planning Ref.:** 21/02983/FULL **Plns Ref.:** APP/T0355/W/22/3305462

Appellant: Mr Stevens **c/o Agent:** Mrs. Raveen Matharu Savills (Uk) Ltd 33 Margaret Street LONDON W1G 0JD

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

Description: Replacement dwelling following demolition of existing dwelling and outbuildings.

Location: **Saltaire Devenish Road Sunningdale Ascot SL5 9QP**

Appeal Decision: Dismissed **Decision Date:** 18 April 2023

Main Issue: The appeal was dismissed on the grounds that an appropriate planning obligation to secure the buildings emissions contribution and lifestyle contribution had not been provided to accord with policy SP2 and the Interim Sustainability Position Statement. Subject to imposing suitably worded conditions, the proposal would not have a harmful effect upon the trees and would accord with policy NR3 and neighbourhood plan policy NP/EN2. The proposal would be in keeping with and would not be harmful to the character and appearance of the area and would not conflict with policy QP3 or neighbourhood plan policies NP/DG1, NP/DG2 and NP/DG3. The benefits of the scheme were not considered to outweigh the harm caused by not securing mitigation to combat climate change.

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

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

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

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**

Appeal Decision: Dismissed **Decision Date:** 3 April 2023

Main Issue: The Inspector considered that the blind dormer harms the character and appearance of the Inner Windsor Conservation Area (CA) and subsequently fails to preserve the character and appearance of the CA. The Inspector commented that the harm to the significance of the CA would be less than substantial to which the Inspector attached considerable importance and great weight. The Inspector also considered that the blind dormer was contrary to principle 10.5 of the RBWM Borough Wide Design Guide Supplementary Planning Document. The Inspector expressed the opinion that the dormer does not harm the living conditions of neighbours (in particular those in Helena Road). The Inspector commented that the alterations to the layout of Flat 5 (from Studio to 1 bedroom flat) fundamentally changed the accommodation description of the original development and therefore require a separate planning application as they cannot be considered under a Variation (S73) application.

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

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

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

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**

Appeal Decision: Allowed **Decision Date:** 5 April 2023

Main Issue:

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

Appellant: Mr James McCauley **c/o Agent:** Mrs Judy Giddings 26 Melbourne Road Teddington TW11 9QX

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

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**

Appeal Decision: Allowed **Decision Date:** 24 March 2023

Main Issue: The outbuilding was considered to be sufficiently subordinate and set back from the street, and of appropriate mass, bulk and materials, that it would not be so intrusive in the streetscene as to justify withholding planning permission. The outbuilding was not considered to cause harm to the character and appearance of the area. Standard conditions applied.

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

Appellant: Mr Jinder Singh Nagpal **c/o Agent:** Mr Terence Telles First Floor 1 Hythe Street DARTFORD DA1 1BE

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

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**

Appeal Decision: Dismissed **Decision Date:** 19 April 2023

Main Issue:

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

Appellant: Ms Michelle Downey **c/o Agent:** Mr Duncan Gibson 74 Parsonage Lane WINDSOR Berkshire SL4 5EN

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

Description: x2 rear dormers

Location: **1 Kentons Lane Windsor SL4 4JH**

Appeal Decision: Allowed **Decision Date:** 19 April 2023

Main Issue: The Inspector concludes that the proposal would not amount to poor design and would not harm the character and appearance of the area. It would therefore comply with Policy QP3 of the BLP, the aims of the SPD, and the National Planning Policy Framework (the Framework), all of which require a high quality of design.

Appeal Ref.: 23/60037/REF **Planning Ref.:** 22/03182/FULL **Plns Ref.:** APP/T0355/D/23/3317484

Appellant: Carrie Piggott **c/o Agent:** Mrs Fiona Jones 3 Elizabeth Gardens ASCOT Berkshire SL5 9BJ

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

Description: Part garage conversion, part first floor, part two storey front/side extension, single storey rear extension and alterations to fenestration.

Location: **27 Cavendish Meads Ascot SL5 9TB**

Appeal Decision: Allowed **Decision Date:** 15 May 2023

Main Issue: Appeal allowed, proposal would not be considered to harm the host dwelling or wider locality.
