

Appeal Decision Report

6 April 2023 - 7 July 2023

Maidenhead

Appeal Ref.: 22/60077/REF **Planning Ref.:** 22/00754/OUT **Plns Ref.:** APP/T0355/W/22/3305525

Appellant: Natalie Guest **c/o Agent:** Mr. Jack Clegg The Old Dairy Hyde Farm Maidenhead Berkshire SL6 6PQ

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

Description: Outline application for access and scale only to be considered at this stage with all other matters to be reserved for a Clubhouse Pavilion.

Location: **Zacara Polo Ground Martins Lane Shurlock Row Reading RG10 0PP**

Appeal Decision: Dismissed **Decision Date:** 6 June 2023

Main Issue:

Appeal Ref.: 22/60078/REF **Planning Ref.:** 21/03573/OUT **Plns Ref.:** APP/T0355/W/22/3309281

Appellant: Ms Janet Meads-Mitchell **c/o Agent:** Ms. Kate Pryse Land Adjacent Pond View Sturt Green Holyport Maidenhead Maidenhead SL6 2JF

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

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**

Appeal Decision: Allowed **Decision Date:** 17 April 2023

Main Issue: The Inspector concluded that the development was inappropriate development within the Green Belt, which they afforded substantial weight to. The Inspector considered that the benefits in respect of additional housing, economic activity and highway safety would each attract limited weight given the scale of the development proposed. However, they were of the view that the provision of four self build custom home dwellings in the face of a substantial shortfall in delivery of such housing against statutory requirements was a matter of overriding weight. As such they concluded that Very Special Circumstances existed which outweighed the harm to the Green Belt.

Appeal Ref.: 23/60013/REF **Planning Ref.:** 22/01171/FULL **Plns Ref.:** APP/T0355/W/22/3307484

Appellant: Mr Daniel Torrance **c/o Agent:** Mr Matthew Corcoran CDS Planning And Development Consultants Pure Offices Midshires House Smeaton Close Aylesbury HP19 8HL

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

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**

Appeal Decision: Dismissed **Decision Date:** 7 June 2023

Main Issue:

Appeal Ref.: 23/60017/REF **Planning Ref.:** 22/02789/OUT **Plns Ref.:** APP/T0355/W/23/3314990

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

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

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**

Appeal Decision: Allowed **Decision Date:** 17 April 2023

Main Issue: The Inspector concluded that the development was inappropriate development within the Green Belt, which they afforded substantial weight to. The Inspector considered that the benefits in respect of additional housing, economic activity and highway safety and the provision of an affordable home would each attract limited weight given the scale of the development proposed. However, they were of the view that the provision of four self build custom home dwellings in the face of a substantial shortfall in delivery of such housing against statutory requirements was a matter of overriding weight. As such they concluded that Very Special Circumstances existed which outweighed the harm to the Green Belt.

Appeal Ref.: 23/60018/NOND ET **Planning Ref.:** 22/01391/FULL **Plns Ref.:** APP/T0355/W/22/3309308

Appellant: C/o Agent **c/o Agent:** Mr Ben Thomas Savills 33 Margaret Street London W1G 0JD

Decision Type: Committee **Officer Recommendation:** Refuse

Description: Construction of x91 residential units together with associated landscaping, car parking and infrastructure works, following demolition of the existing building.

Location: **Mattel UK Mattel House Vanwall Road Maidenhead SL6 4UB**

Appeal Decision: Allowed **Decision Date:** 6 June 2023

Main Issue: The inspector concluded that the proposal would conflict with the no nil loss of employment floorspace principle set out at policy ED2 part 6. However, the proposal would accord with the exceptional case tests outlined at policy ED2 part. The benefits arising from the proposed development would be substantial. The inspector have concluded that the benefits of housing delivery and affordable housing should all individually carry substantial weight. The inspector has attributed only limited weight to the economic benefits the proposal. The inspector has also attached substantial weight to the fall back position which was considered to present a very real and credible fall back position.

Appeal Ref.: 23/60019/COND **Planning Ref.:** 22/02242/VAR **Plns Ref.:** APP/T0355/W/22/3310262

Appellant: Mr & Ms Oliver/Murphy **c/o Agent:** Mr Chris Palomba JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH

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

Description: Variation (under Section 73A) of approved plans to substitute those plans approved under 04/41928/FULL for the construction of two storey side extension with front and rear dormers and further two dormers to front and one to rear of existing roof and new porch canopy amendment to approved planning permission 03/41093 with amended plans.

Location: **Dawn Chorus Poundfield Lane Cookham Maidenhead SL6 9RY**

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

Main Issue: Condition 3 removing permitted development rights was found to be not reasonable or necessary.

Appeal Ref.: 23/60020/REF **Planning Ref.:** 22/02528/FULL **Plns Ref.:** TBA
Appellant: Mr Anthony c/o **Agent:** Mr Joshua Harrison Cohanim Architecture 207 Regent Street 3rd Floor London W1B 3HH
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Two storey front/side extension and alterations to fenestration.
Location: **11 Mallow Park Maidenhead SL6 6SQ**
Appeal Decision: Dismissed **Decision Date:** 19 April 2023

Main Issue: The Inspector found that the development would almost double the width of the principal elevation and would maintain the existing ridge height, and would fail to appear subservient in form to the host dwelling. It would fail to respond positively to the visual amenities of the locality, and would be harmful to the character and appearance of the area.

Appeal Ref.: 23/60021/REF **Planning Ref.:** 22/02514/FULL **Plns Ref.:** APP/T0355/D/22/3312635
Appellant: Mrs Butt c/o **Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: x1 first floor rear dormer.
Location: **18 Gloucester Road Maidenhead SL6 7SN**
Appeal Decision: Dismissed **Decision Date:** 19 April 2023

Main Issue: Together with the previously permitted extensions the scheme would appear as an incongruous and alien feature that would not be sympathetic to the design and scale of the existing house. The development would cause harm to the character and appearance of the host dwelling and the wider area.

Appeal Ref.: 23/60027/REF **Planning Ref.:** 22/01806/FULL **Plns Ref.:** APP/T0355/D/22/3308994
Appellant: Mr Burton Hill Grove Farm Bradcutts Lane Cookham Dean Maidenhead SL6 9AA
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: New dual pitched roof above the existing single storey element on the South East elevation with accommodation in the roof space and alterations to fenestration and to external finishes/materials, following demolition of the existing single storey element on the South West elevation and part demolition of the existing single storey element on the South East elevation.
Location: **Hill Grove Farm Bradcutts Lane Cookham Dean Maidenhead SL6 9AA**
Appeal Decision: Allowed **Decision Date:** 11 April 2023

Main Issue: The proposed new pitched roof would remove what is currently a highly negative feature. The new roof would be in keeping with the building and main dwelling. The timber boarding would unify the building. This outweighs the harm to the Green Belt caused by inappropriateness and harm to the openness, so very special circumstances exist which justify approving the proposal.

Appeal Ref.: 23/60028/REF **Planning Ref.:** 22/00549/OUT **Plns Ref.:** APP/T0355/W/22/3305641

Appellant: Mr Stephen Innes 13 Mill Mead Wendover Aylesbury HP22 6BY

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

Description: Outline application with all matters reserved for new front entrance canopies, single storey wrap-around extensions (front, side and rear), new first floors to numbers 39 and 41 and construction of x2 dwellings.

Location: **Land At 39 To 41 And 39 To 41 North Town Road Maidenhead**

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

Main Issue:

Appeal Ref.: 23/60039/REF **Planning Ref.:** 22/02811/FULL **Plns Ref.:** APP/T0355/D/23/3317148

Appellant: Mr M S Mureed **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

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

Description: Part single part two storey front/side/rear extension and new dropped kerb following demolition of existing shed.

Location: **41 Holmanleaze Maidenhead SL6 8AW**

Appeal Decision: Dismissed **Decision Date:** 28 June 2023

Main Issue: The inspector found that the overly large crown roof extension would dominate and significantly increase the overall bulk of the dwelling. It would have a contrived and incongruous design at both first floor and roof level. It would not appear subservient and would unacceptable undermine the symmetry of the pair of dwellings. It would harm the character and appearance of the host dwelling and the area.

Appeal Ref.: 23/60042/REF **Planning Ref.:** 22/03235/FULL **Plns Ref.:** APP/T0355/D/23/3319379

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

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

Description: Part single part two storey wraparound extension (front/side/rear) with Juliet balcony to rear, alterations to existing front canopy and steps following demolition of existing store and garage.

Location: **11 Wavell Road Maidenhead SL6 5AB**

Appeal Decision: Allowed **Decision Date:** 29 June 2023

Main Issue:

Planning Appeals Received

6 April 2023 - 7 July 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: Maidenhead Unparished
Appeal Ref.: 23/60039/REF **Planning Ref.:** 22/02811/FULL **PIns Ref.:** APP/T0355/D/23/3317148

Date Received: 19 April 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Householder Appeal
Description: Part single part two storey front/side/rear extension and new dropped kerb following demolition of existing shed.

Location: **41 Holmanleaze Maidenhead SL6 8AW**
Appellant: Mr M S Mureed **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 23/60042/REF **Planning Ref.:** 22/03235/FULL **PIns Ref.:** APP/T0355/D/23/3319379

Date Received: 20 April 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Householder Appeal
Description: Part single part two storey wraparound extension (front/side/rear) with Juliet balcony to rear, alterations to existing front canopy and steps following demolition of existing store and garage.

Location: **11 Wavell Road Maidenhead SL6 5AB**
Appellant: Mr James Holmden **c/o Agent:** Mr Allen Watson Berry House 78 Altwood Road Maidenhead Berkshire SL6 4PZ

Ward:
Parish: Cookham Parish
Appeal Ref.: 23/60040/REF **Planning Ref.:** 22/02245/FULL **PIns Ref.:** APP/T0355/D/23/3315038

Date Received: 28 April 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Householder Appeal
Description: First floor front/side extension.

Location: **Rose Cottage Kings Lane Cookham Maidenhead SL6 9TZ**
Appellant: Tim Wilson **c/o Agent:** Miss Katie Hogendoorn Bourne House Bourne End SL8 5AR

Ward:
Parish: Hurley Parish
Appeal Ref.: 23/60041/ENF **Enforcement Ref.:** 22/50301/ENF **PIns Ref.:** APP/T0355/C/23/3319664

Date Received: 3 May 2023 **Comments Due:** 30 June 2023

Type: Enforcement Appeal **Appeal Type:** Public Inquiry
Description: Appeal against the Enforcement Notice for THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without planning permission: Erection of close boarded timber fencing and gates adjacent to Black Boys Lane (western boundary) and identified in the images marked AJH1, Erection of decking with associated paraphernalia identified on the appended plans BB-R00-EX-102 and BB-R00-EX-103 and further identified in the attached images marked AJH2, Erection of a timber pergola identified in the appended images marked AJH3 and Formation of a hardsurface identified in the images marked AJH4.

Location: **The Black Boys Inn Henley Road Hurley Maidenhead SL6 5NQ**
Appellant: Nicole Eve Gregor The Black Boys Inn Henley Road Hurley Maidenhead SL6 5NQ

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 23/60047/REF **Planning Ref.:** 22/00270/FULL **Plns Ref.:** APP/T0355/W/22/3313566

Date Received: 25 May 2023 **Comments Due:** 29 June 2023
Type: Refusal **Appeal Type:** Hearing
Description: Erection of 12no. dwellings with associated parking and landscaping and the retention of the existing access road following the demolition of the existing buildings, warehouse, external storage areas and hardstanding.

Location: **Bellman Hanger Shurlock Row Reading RG10 0PL**
Appellant: Shanly Homes c/o Agent: Rosalind Graham Cheyenne House, West Street, Farnham, Surrey, GU9 7EQ

Ward:
Parish: Bray Parish
Appeal Ref.: 23/60048/REF **Planning Ref.:** 22/02386/FULL **Plns Ref.:** APP/T0355/D/23/3316727

Date Received: 26 May 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** HouseHolder Appeal
Description: Single storey rear extension and first floor side extension following demolition of existing conservatory.

Location: **Cleeve Brayfield Road Bray Maidenhead SL6 2BW**
Appellant: Harry Bowden c/o Agent: Other ET Planning Office 200 Dukes Ride CROWTHORNE RG45 6DS

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 23/60049/REF **Planning Ref.:** 22/01134/FULL **Plns Ref.:** APP/T0355/D/22/3305862

Date Received: 6 June 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** HouseHolder Appeal
Description: Single storey side/rear extension, alterations to the roof to include; x1 side rooflight and x1 rear dormer, detached rear annexe and alterations to fenestration.

Location: **80 Westborough Road Maidenhead SL6 4AS**
Appellant: Mr Waqas 80 Westborough Road Maidenhead SL6 4AS

Ward:
Parish: Waltham St Lawrence Parish
Appeal Ref.: 23/60051/REF **Planning Ref.:** 22/03027/FULL **Plns Ref.:** APP/T0355/W/23/3321489

Date Received: 14 June 2023 **Comments Due:** 19 July 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Detached outbuilding with machinery/vehicle store and stables following demolition of existing stables.

Location: **Glebe House Darvills Lane Shurlock Row Reading RG10 0PF**
Appellant: Mr & Mrs Sambhi c/o Agent: Mr Justin Packman Southern Planning Practise Youngs Yard, Churchfields Youngs Yard Winchester, Hants SO21 1NN

Ward:
Parish: Bray Parish
Appeal Ref.: 23/60052/REF **Planning Ref.:** 22/02582/FULL **Plns Ref.:** APP/T0355/D/23/3317564

Date Received: 14 June 2023
Type: Refusal
Description: Raising of the ridge and alterations to the existing 3 rear dormers.
Location: **Hazeldene Ascot Road Holyport Maidenhead SL6 2HY**
Appellant: Ms Elenora Lovato **c/o Agent:** Mr Neil Davis 19 Woodlands Avenue Winnersh Wokingham
Berkshire RG41 3HL