

Appeal Decision Report

26 June 2023 - 24 July 2023

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Windsor and Ascot

Appeal Ref.: 22/60044/REF **Planning Ref.:** 21/00340/FULL **Plns Ref.:** APP/T0355/W/
21/3291600

Appellant: Mr Peter Court **c/o Agent:** Mr Paul Hunt 6 St Martins Drive Walton On Thames
Surrey KT12 3BW

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

Description: Construction of a detached two bedroom dwelling with associated parking and new access.

Location: Land Adjacent 26 Old Ferry Drive Wraysbury Staines

Appeal Decision: Dismissed **Decision Date:** 27 June 2023

Main Issue: This appeal was dismissed on grounds of inappropriate development in the Green Belt, harm to openness, failure to pass the sequential test and impact on trees. No Very Special Circumstances were demonstrated.

Appeal Ref.: 22/60050/REF **Planning Ref.:** 21/00367/FULL **Plns Ref.:** APP/T0355/W/21/3286822

Appellant: Mr Jason Liggi **c/o Agent:** Mark Doodles Mark Doodles Planning Unit 1 The Old Barn Wicklesham Lodge Business Park Faringdon SN7 7PN

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

Description: Construction of x1 dwelling with associated works.

Location: **Land Between 4 And 5 The Riverbank Clewer Court Road Windsor**

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

Main Issue: The Inspector considered that there would be a loss of outlook, sunlight and daylight which would be harmful to the living conditions of the adjacent occupants at No 4. The proposal fails to meet the requirements of the Sequential Test and insufficient information has been provided about a clear and safe means of escape during a flooding event.

Appeal Ref.: 22/60065/REF **Planning Ref.:** 22/00852/FULL **Plns Ref.:** APP/T0355/D/22/3300670

Appellant: Ms Leigh Vansanten **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning Ltd 3 Elizabeth Gardens Ascot SL5 9BJ

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

Description: Part single/part two storey front/side/rear extension following part demolition of single storey side element and garage.

Location: **27 The Drive Wraysbury Staines TW19 5ES**

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

Main Issue: The proposed extensions were considered to be inappropriate development in the Green Belt. However, the Inspector considered the scale of the proposal would complement that on the co-joining dwelling and would also involve the demolition of a wide side extension that would increase a sense of openness in the public realm. The Inspector considered that these matters would outweigh the harm to the Green Belt and therefore very special circumstances existed in this case to allow the proposed development.

Appeal Ref.: 23/60035/REF **Planning Ref.:** 22/02601/FULL **Plns Ref.:** PP/T0355/D/23/3317732

Appellant: Dr Yahya Al-Manthri **c/o Agent:** Mr Khalid Choudhary CSE Consulting Devonshire House Cliveden Office Village High Wycombe HP12 3YZ

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

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**

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

Main Issue: In the absence of evidence to the contrary, it has not been clearly demonstrated that the proposed development would maintain, protect and enhance habitats and protected species. The proposal would therefore unacceptably conflict with the relevant provisions of Policy NR2 of the Local Plan and the National Planning Policy Framework. These, amongst other things, seek to conserve and enhance biodiversity.

Appeal Ref.: 23/60038/REF **Planning Ref.:** 22/01095/PT20 A **Plns Ref.:** APP/T0355/W/22/3313187

Appellant: Mr Haz Sran **c/o Agent:** Mr Charles Welham 33 Bancroft Hitchin Hertfordshire SG5 1LA

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

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**

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

Main Issue: The Inspector dismissed the appeal on the grounds that in lieu of a Sequential Test to support the application, the flooding risks in relation to the building have not been satisfactorily addressed as part of the development proposal. The Inspector did find in favour of the Appellant with regards to outdoor amenity space and criteria within Class A Part 20 of the GPDO, however overall the appeal was dismissed.

Planning Appeals Received

26 June 2023 - 21 July 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 Plns 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: Sunningdale Parish

Appeal Ref.:	23/60056/REF	Planning Ref.:	22/00721/OUT	Plns Ref.:	APP/T0355/W/22/3 311901
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Date Received:	26 June 2023	Comments Due:	31 July 2023
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Type:	Refusal	Appeal Type:	Written Representation
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Description: Outline application for access, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of 28 apartments following demolition of the existing buildings.

Location: **Old Boundary House And New Boundary House London Road Sunningdale Ascot**

Appellant: Mr Inchbald **c/o Agent:** Mr. Andrew Murphy Stansgate Planning, Unit 4, The Courtyard Timothys Bridge Road, Stratford Enterprise Park STRATFORD-UPON-AVON Warwickshire CV37 9NP

Ward:

Parish: Old Windsor Parish

Appeal Ref.: 23/60057/REF **Planning Ref.:** 22/01517/LBC **Plns Ref.:** APP/T0355/Y/23/3315121

Date Received: 27 June 2023 **Comments Due:** 1 August 2023

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

Description: Consent for a replacement gas boiler with flue.

Location: **West Wing Ouseley Lodge Ouseley Road Old Windsor Windsor SL4 2SQ**

Appellant: Dr Erik Svensson West Wing Ouseley Lodge Ouseley Road Old Windsor Windsor SL4 2SQ

Ward:

Parish: Sunninghill And Ascot Parish

Appeal Ref.: 23/60058/REF **Planning Ref.:** 22/03190/FULL **Plns Ref.:** APP/T0355/D/23/3317975

Date Received: 28 June 2023 **Comments Due:** TBA

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

Description: Part single part two storey rear extension with roof terrace, glazed entrance link between main house and existing garage, conversion of garage loft into habitable accommodation, alterations to fenestration, entrance courtyard to the glazed entrance link, new side entrance gate, new entrance gates to front boundary and new solar panels to south elevation following part demolition of existing rear element.

Location: **3 The Chase Ascot SL5 7UJ**

Appellant: Mr Kalkwarf **c/o Agent:** Mr Leon Kalkwarf Kalkwarf Architects 1-11 Carteret St Westminster London SW1H 9DJ

Ward:**Parish:** Horton Parish**Appeal Ref.:** 23/60059/REF **Planning Ref.:** 22/02089/FULL **Plns Ref.:** APP/T0355/D/23/3318228**Date Received:** 29 June 2023 **Comments Due:** TBA**Type:** Refusal **Appeal Type:** Fast Track Appeal**Description:** New electric entrance gates, brick boundary wall and hardstanding (Retrospective).**Location:** Sunnyside Stanwell Road Horton Slough SL3 9PE**Appellant:** Mrs Parwinder Kaur Sian **c/o Agent:** Mr Terence Telles First Floor 1 Hythe Street DARTFORD DA1 1BE**Ward:****Parish:** Windsor Unparished**Appeal Ref.:** 23/60060/REF **Planning Ref.:** 23/00657/FULL **Plns Ref.:** APP/T0355/D/23/3323410**Date Received:** 30 June 2023 **Comments Due:** TBA**Type:** Refusal **Appeal Type:** Fast Track Appeal**Description:** Single storey front/side extension, first floor front extension and single storey side extension.**Location:** 55 Hemwood Road Windsor SL4 4YX**Appellant:** Mr Samir Khistria **c/o Agent:** Mrs Jo Brough 7 Aspen Grove Paddington WARRINGTON WA1 3ET**Ward:****Parish:** Windsor Unparished**Appeal Ref.:** 23/60061/REF **Planning Ref.:** 23/00892/FULL **Plns Ref.:** APP/T0355/D/23/3324053**Date Received:** 7 July 2023 **Comments Due:** TBA**Type:** Refusal **Appeal Type:** Fast Track Appeal**Description:** 2 no. rear dormers and 2 no. front roof lights to facilitate habitable accommodation.

Location: 26 Albany Road Windsor SL4 1HL

Appellant: Mr And Mrs Harper 26 Albany Road Windsor SL4 1HL

Ward:

Parish: Windsor Unparished

Appeal Ref.: 23/60062/REF **Planning Ref.:** 23/00162/FULL **Plns Ref.:** APP/T0355/D/23/3323651

Date Received: 12 July 2023 **Comments Due:** TBA

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

Description: Part single part first floor part two storey side/rear extension, new steps to the rear, landscaping and alterations to fenestration and external finishes.

Location: 54 - 56 Kings Road Windsor SL4 2AH

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

Ward:

Parish: Windsor Unparished

Appeal Ref.: 23/60063/REF **Planning Ref.:** 22/03376/FULL **Plns Ref.:** APP/T0355/D/23/3323115

Date Received: 12 July 2023 **Comments Due:** TBA

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

Description: Garage conversion, new front entrance, single storey rear extension and alterations to fenestration.

Location: 177 Maidenhead Road Windsor SL4 5EZ

Appellant: Ms S Bhati **c/o Agent:** Mr S Kerr 43 Cockerton Green Darlington DL3 9EG