

## Planning Appeals Received

25 August 2023 - 25 September 2023  
Windsor and Ascot

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Royal Borough  
of Windsor &  
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:** Windsor Unparished  
**Appeal Ref.:** 22/60084/ENF      **Enforcement Ref.:** 21/50098/ENF      **Pins Ref.:** APP/T0355/F/23/3325855  
**Date Received:** 1 September 2023      **Comments Due:** 13 October 2023  
**Type:** Enforcement Appeal      **Appeal Type:** Written Representation  
**Description:** Appeal against Enforcement Notice for Breach of Listed Building Control: Without Listed Building Consent, 1) The removal of the fireplace and blocking up the chimney, 2) The subdivision of the Attic room and installation of an en suite bathroom with associated servicing  
**Location:** **Nell Gwynn Chinese Restaurant 6 Church Street Windsor SL4 1PE**  
**Appellant:** Ms Ying Wang **c/o Agent:** Miss Abigail Frost Bourne House Cores End Road BOURNE END SL8 5AR

**Ward:**  
**Parish:** Sunninghill And Ascot Parish  
**Appeal Ref.:** 23/60077/REF      **Planning Ref.:** 23/00014/PT20Z      **Pins Ref.:** APP/T0355/W/23/3319365  
**Date Received:** 18 September 2023      **Comments Due:** 23 October 2023  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Application for prior approval to create x20 dwellings following demolition of existing building.  
**Location:** **Ascentia House Lyndhurst Road Ascot SL5 9ED**  
**Appellant:** Sharandeep Kaur Singh **c/o Agent:** Miss Sharandeep Kaur Singh Howarth Homes Plc Chevron House 346 Long Lane Hillingdon UB10 9PF

# Appeal Decision Report

25 August 2023 - 25 September 2023

Windsor and Ascot

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**Appeal Ref.:** 22/60074/REF      **Planning Ref.:** 21/00825/FULL      **Plns Ref.:** APP/T0355/W/22/3304447  
**Appellant:** Punch Partnerships (PML) Limited **c/o Agent:** Miss Neve Thomson Unit 3 Broadbridge Business Centre Delling Lane Bosham West Sussex PO18 8NF  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Conversion of the existing Public House to include a single storey front/side extension, new front canopy, single storey side/rear extension, new external finish, alterations to fenestration, associate parking, bin and cycle storage and landscaping following demolition of the single storey side/rear extensions to provide 2no. semi detached dwellings and 1no. detached dwelling.  
**Location:** **Jolly Gardener 92 To 94 St Lukes Road And Land At 92 To 94 St Lukes Road Old Windsor Windsor**  
**Appeal Decision:** Allowed      **Decision Date:** 4 September 2023

**Main Issue:**

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**Appeal Ref.:** 23/60043/REF      **Planning Ref.:** 22/02431/FULL      **Plns Ref.:** APP/T0355/D/23/3318499  
**Appellant:** Simon Arthur 29 York Road Windsor SL4 3NX  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Wrap around extension, (front/side/rear), raising of the eaves and ridge, and alterations to fenestration.  
**Location:** **29 York Road Windsor SL4 3NX**  
**Appeal Decision:** Dismissed      **Decision Date:** 12 September 2023

**Main Issue:**

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**Appeal Ref.:** 23/60044/REF      **Planning Ref.:** 23/00291/FULL      **Plns Ref.:** APP/T0355/D/23/3321702  
**Appellant:** Ms Yu Ting Dong **c/o Agent:** Mr Michael Pennie P And A Design Consultants Ltd. 4 Hogarth Road Dagenham Essex RM8 2NJ  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Part single part two storey side/rear extension, garage conversion and alterations to fenestration.  
**Location:** **1 Knights Close Windsor SL4 5QR**  
**Appeal Decision:** Dismissed      **Decision Date:** 12 September 2023

**Main Issue:** Inspector found that the likely effects of the appeal proposal would result in harm to the appearance of T3 and could also result in its deterioration and potential removal. The likely effects upon T3 would therefore result in a material visual change that would lead to harm to visual amenity and the character and appearance of the area.

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**Appeal Ref.:** 23/60050/REF      **Planning Ref.:** 22/03098/TPO      **Plns Ref.:** APP/TPO/T0355/9555  
**Appellant:** Louise Stabler Heathfield Heather Drive Sunningdale Ascot SL5 0HS  
**Decision Type:** Delegated      **Officer Recommendation:** Partial Refusal/Partial Approval  
**Description:** (T1) Douglas Fir - fell. (014/1999/TPO).  
**Location:** **Heathfield Heather Drive Sunningdale Ascot SL5 0HS**  
**Appeal Decision:** Dismissed      **Decision Date:** 11 September 2023

**Main Issue:**

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**Appeal Ref.:** 23/60060/REF      **Planning Ref.:** 23/00657/FULL      **Plns Ref.:** APP/T0355/D/23/3323410  
**Appellant:** Mr Samir Khistria **c/o Agent:** Mrs Jo Brough 7 Aspen Grove Paddington WARRINGTON WA1 3ET  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Single storey front/side extension, first floor front extension and single storey side extension.  
**Location:** **55 Hemwood Road Windsor SL4 4YX**  
**Appeal Decision:** Allowed      **Decision Date:** 30 August 2023

**Main Issue:**

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**Appeal Ref.:** 23/60061/REF      **Planning Ref.:** 23/00892/FULL      **Plns Ref.:** APP/T0355/D/23/3324053  
**Appellant:** Mr And Mrs Harper 26 Albany Road Windsor SL4 1HL  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** 2 no. rear dormers and 2 no. front roof lights to facilitate habitable accommodation.  
**Location:** **26 Albany Road Windsor SL4 1HL**  
**Appeal Decision:** Dismissed      **Decision Date:** 30 August 2023

**Main Issue:** Less than substantial harm to Conservation Area by virtue of rear dormers. Proposal would fail to comply with HE1 and QP3 of the Borough Local Plan 2013-2033, and Policy HER.01 of the Windsor Neighbourhood Plan 2019-2034. No public benefits identified.

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**Appeal Ref.:** 23/60062/REF      **Planning Ref.:** 23/00162/FULL      **Plns Ref.:** APP/T0355/D/23/3323651  
**Appellant:** Mr Golan **c/o Agent:** Mr Terence Telles First Floor 1 Hythe Street DARTFORD DA1 1BE  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**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**  
**Appeal Decision:** Allowed      **Decision Date:** 30 August 2023

**Main Issue:** The Inspector found the impact on the host dwelling and Conservation area to be acceptable

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**Appeal Ref.:** 23/60063/REF      **Planning Ref.:** 22/03376/FULL      **Plns Ref.:** APP/T0355/D/23/3323115  
**Appellant:** Ms S Bhati **c/o Agent:** Mr S Kerr 43 Cockerton Green Darlington DL3 9EG  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Garage conversion, new front entrance, single storey rear extension and alterations to fenestration.  
**Location:** **177 Maidenhead Road Windsor SL4 5EZ**  
**Appeal Decision:** Dismissed      **Decision Date:** 30 August 2023

**Main Issue:**

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**Appeal Ref.:** 23/60064/REF      **Planning Ref.:** 22/02663/FULL      **Plns Ref.:** APP/T0355/D/23/3324457  
**Appellant:** Mr Hussain 14 Harcourt Road Windsor SL4 5NB  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Part one, part two storey front/side/rear extensions and roof extension (part retrospective)  
**Location:** **14 Harcourt Road Windsor SL4 5NB**  
**Appeal Decision:** Dismissed      **Decision Date:** 14 September 2023

**Main Issue:**

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