

## Planning Appeals Received

09 October 2023 - 1 November 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:** Waltham St Lawrence Parish  
**Appeal Ref.:** 23/60081/REF      **Planning Ref.:** 23/00950/FULL      **PIns Ref.:** APP/T0355/D/23/3325825  
**Date Received:** 17 October 2023      **Comments Due:** N/A  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** New front canopy, part two part single storey rear extension, single storey side extension and alterations to fenestration following demolition of existing front element.  
**Location:** **Old Oak Cottage Sill Bridge Lane Waltham St Lawrence Reading RG10 0NT**  
**Appellant:** Mr And Mrs T Ritchie **c/o Agent:** Miss Emma Freeman Hyde Farm Marlow Road MAIDENHEAD SL6 6PQ

**Ward:**

**Parish:** Bray Parish  
**Appeal Ref.:** 23/60082/REF      **Planning Ref.:** 23/00325/FULL      **PIns Ref.:** APP/T0355/D/23/3327013  
**Date Received:** 25 October 2023      **Comments Due:** N/A  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** 2 storey rear extension, garage to annex conversion and alterations to fenestration following the demolition of existing conservatory  
**Location:** **Angela Laycocks Cottage Ascot Road Hawthorn Hill Bracknell RG42 6HH**  
**Appellant:** Mr Moyle **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP

**Ward:**

**Parish:** Cookham Parish  
**Appeal Ref.:** 23/60083/REF      **Planning Ref.:** 23/01388/CPD      **PIns Ref.:** APP/T0355/X/23/3328522  
**Date Received:** 26 October 2023      **Comments Due:** 7 December 2023  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Certificate of lawfulness to determine whether the 5no. two storey rear extensions is lawful.  
**Location:** **Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA**  
**Appellant:** Mr G Papazoglou **c/o Agent:** Mr Mumtaz Alam Cookham Design Partnership Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH

## Appeal Decision Report

09 October 2023 - 1 November 2023

### Maidenhead

**Appeal Ref.:** 23/60011/NOND **Planning Ref.:** 21/03782/OUT **Plns Ref.:** APP/T0355/W/22/  
ET 3304019

**Appellant:** Hurleyford Farms **c/o Agent:** Mr Jack Clegg Pike Smith & Kemp Rural Hyde Farm Marlow  
Road Maidenhead SL6 6PQ

**Decision Type:** Delegated **Officer Recommendation:** Would Have  
Refused

**Description:** Outline application for scale only to be considered at this stage with all other matters to be  
reserved for a replacement agricultural/commercial building.

**Location:** **Land To The West of Shepherds Lane Hurley Maidenhead**

**Appeal Decision:** Allowed **Decision Date:** 27 October 2023

**Main Issue:**

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**Appeal Ref.:** 23/60012/REF **Planning Ref.:** 22/02202/OUT **Plns Ref.:** APP/T0355/W/22/  
3311884

**Appellant:** Hurleyford Farms **c/o Agent:** Mr Jack Clegg Pike Smith And Kemp Rural Hyde Farm Marlow  
Road Maidenhead SL6 6PQ

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

**Description:** Outline application for scale only to be considered at this stage with all other matters to be  
reserved for a replacement agricultural/commercial building.

**Location:** **Land To The West of Shepherds Lane Hurley Maidenhead**

**Appeal Decision:** Allowed **Decision Date:** 27 October 2023

**Main Issue:**

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**Appeal Ref.:** 23/60040/REF      **Planning Ref.:** 22/02245/FULL      **Plns Ref.:** APP/T0355/D/23/3315038

**Appellant:** Tim Wilson **c/o Agent:** Miss Katie Hogendoorn Bourne House Bourne End SL8 5AR

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

**Description:** First floor front/side extension.

**Location:** **Rose Cottage Kings Lane Cookham Maidenhead SL6 9TZ**

**Appeal Decision:** Dismissed      **Decision Date:** 10 October 2023

**Main Issue:** In considering the appeal substantial weight most be attached to the harms the development would cause to the Green Belt by virtue of its inappropriateness and to openness. The weights the inspector has attached to the other considerations, individually or cumulatively, do not clearly outweigh the harms to the Green Belt. Consequently, the very special circumstances necessary to justify the development do not exist.

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**Appeal Ref.:** 23/60071/REF      **Planning Ref.:** 22/03087/VAR      **Plns Ref.:** APP/T0355/W/23/3317877

**Appellant:** Mr Singh **c/o Agent:** Ms Saima Iqbal 9 Norville Terrace LEEDS LS6 1BS

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

**Description:** Variation (under Section 73A) of planning permission 14/00524/FULL (allowed on appeal) to vary the wording of Condition 2 (opening/closing times).

**Location:** **Herbies Pizza 79 Windsor Road Maidenhead SL6 2DN**

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

**Main Issue:** The proposed extended hours of opening would increase the risk of noise disruption at a time when residents are more likely to be going to bed and when background traffic level noise is low. As such, the proposal would unduly affect the quality of life of residents.

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**Appeal Ref.:** 23/60073/REF      **Planning Ref.:** 22/02506/FULL      **Plns Ref.:** APP/T0355/W/23/3322129

**Appellant:** Mr Siamak Chakeveh **c/o Agent:** Richard Cutler Cutler Architects 43 St. Mary's Street Wallingford OX10 0EU

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

**Description:** Construction of x5 dwellings with new access off The Avenue, following demolition of the existing dwelling and annexe.

**Location:** **Culpeppers 53 Lower Cookham Road Maidenhead SL6 8JX**

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

**Main Issue:**

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