

## Planning Appeals Received

11 November 2023 - 11 December 2023

### Maidenhead Panel

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.:** 23/60087/REF      **Planning Ref.:** 23/01734/FULL      **PIns Ref.:** APP/T0355/D/23/3332239  
**Date Received:** 8 November 2023      **Comments Due:** N/A  
**Type:** Refusal      **Appeal Type:** HouseHolder Appeal  
**Description:** Replacement of existing front boundary wall and associated new gates  
**Location:** **32 Rushington Avenue Maidenhead SL6 1BZ**  
**Appellant:** Mr & Mrs S & D White & Williamson **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Wokingham RG41 3HL

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 23/60088/REF      **Planning Ref.:** 22/02419/FULL      **PIns Ref.:** APP/T0355/W/23/3322145  
**Date Received:** 13 November 2023      **Comments Due:** 18 December 2023  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** 2no. buildings comprising of 10no. two bedroom maisonettes with access, bin stores and associated parking and landscaping following the demolition of the existing buildings.  
**Location:** **2 - 4A Boyn Valley Road Maidenhead**  
**Appellant:** Mr Fiaz Hussain **c/o Agent:** Mr Adam Bennett 1 Kings Row Havelock Road Southsea PO5 1RQ

**Ward:**  
**Parish:** Bisham Parish  
**Appeal Ref.:** 23/60089/REF      **Planning Ref.:** 22/02285/FULL      **PIns Ref.:** APP/T0355/W/23/3323059  
**Date Received:** 13 November 2023      **Comments Due:** 18 December 2023  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** x1 new detached dwelling following demolition of existing dwelling and outbuildings.  
**Location:** **Temple Weir House Temple Lane Temple Marlow SL7 1SA**  
**Appellant:** Mr And Mrs Doedens Temple Weir House Temple Lane Temple Marlow SL7 1SA

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 23/60090/REF      **Planning Ref.:** 22/03302/FULL      **PIns Ref.:** APP/T0355/W/23/3324024  
**Date Received:** 13 November 2023      **Comments Due:** 18 December 2023  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Detached new dwelling with PV panels, access gates, associated parking and landscaping.  
**Location:** **Land Adjacent To Seymour House Ascot Road Holyport Maidenhead**  
**Appellant:** Mr Ibrahim Mohamed **c/o Agent:** Mr Lloyd Jones Pen-y-Rhiw Redbrook Road NEWPORT NP20 5AB

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 23/60091/REF      **Planning Ref.:** 22/02793/FULL      **PIns Ref.:** APP/T0355/W/23/3323660  
**Date Received:** 14 November 2023      **Comments Due:** 19 December 2023  
**Type:** Refusal      **Appeal Type:** Written Representation

**Description:** x1 new detached dwelling, access, hardstanding and landscaping.  
**Location:** **Land Rear Between 1 And 5 The Fieldings Holyport Maidenhead**  
**Appellant:** Mr Daniel Torrance **c/o Agent:** Mr Matthew Corcoran CDS Planning And Development Consultants  
Pure Offices, Midshires House Smeaton Close Aylesbury Bucks HP19 8HL

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 23/60092/REF **Planning Ref.:** 23/00872/FULL **Plns Ref.:** APP/T0355/W/23/3327809  
**Date Received:** 16 November 2023 **Comments Due:** 21 December 2023  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Construction of a stable block to house 6 horses and a feed store.  
**Location:** **Land To East of Hollies Moneyrow Green Holyport Maidenhead**  
**Appellant:** Mr Paul Kelly **c/o Agent:** Mrs Cheryl Wellstead-Clarke Ashcombe House Green Lane Hambledon  
Waterlooville PO7 4SX

**Ward:**  
**Parish:** White Waltham Parish  
**Appeal Ref.:** 23/60093/REF **Planning Ref.:** 22/02414/OUT **Plns Ref.:** APP/T0355/W/23/3327911  
**Date Received:** 22 November 2023 **Comments Due:** 27 December 2023  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Outline application for access and scale only to be considered at this stage with all other matters to be reserved for a replacement dwelling.  
**Location:** **Hunters Moon Jubilee Road Littlewick Green Maidenhead SL6 3QU**  
**Appellant:** Durgan Hunters Moon Jubilee Road Littlewick Green Maidenhead SL6 3QU

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 23/60094/REF **Planning Ref.:** 23/00922/FULL **Plns Ref.:** APP/T0355/W/23/3328647  
**Date Received:** 28 November 2023 **Comments Due:** 2 January 2024  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Construction of 8no. flats (use class C3) with associated parking, cycle and refuse/recycling stores, new front wall/gate and removal of secondary access following demolition of existing dwelling and outbuildings.  
**Location:** **Highclere Shoppenhangers Road Maidenhead SL6 2QA**  
**Appellant:** Mr James Thomson **c/o Agent:** Miss Nasrin Sayyed 20 Farringdon Street London EC4A 4AB

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 23/60097/REF **Planning Ref.:** 23/00556/PT20A **Plns Ref.:** APP/T0355/W/23/3328533  
**Date Received:** 29 November 2023 **Comments Due:** 3 January 2024  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Application for prior approval for construction of two additional storeys to the building to provide 27 additional dwellings.  
**Location:** **InVentiv Health Thames House 17 Marlow Road Maidenhead SL6 7AA**  
**Appellant:** Mr J Barker **c/o Agent:** Mr Tony Allen Allen Planning Ltd The Old Fire Station EC Salt Lane Salisbury  
SP1 1DU

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 23/60098/REF **Planning Ref.:** 23/01758/FULL **Plns Ref.:** APP/T0355/D/23/3332916  
**Date Received:** 30 November 2023 **Comments Due:** N/A  
**Type:** Refusal **Appeal Type:** HouseHolder Appeal  
**Description:** Two storey side extension and new refuse store.  
**Location:** **11 Mallow Park Maidenhead SL6 6SQ**  
**Appellant:** Mr Anthony 11 Mallow Park Maidenhead SL6 6SQ

**Ward:**  
**Parish:** Cookham Parish  
**Appeal Ref.:** 23/60099/REF **Planning Ref.:** 22/03162/FULL **Plns Ref.:** APP/T0355/W/23/3329117  
**Date Received:** 30 November 2023 **Comments Due:** 4 January 2024  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Change of use of the existing building from ancillary commercial use to office space (Retrospective).  
**Location:** **The Arcade High Street Cookham Maidenhead SL6 9TA**

**Appellant:** Mr Jolyon Burgess The Arcade High Street Cookham Maidenhead SL6 9TA

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 23/60101/REF      **Planning Ref.:** 22/01540/FULL      **Plns Ref.:** APP/T0355/W/23/3333831  
**Date Received:** 7 December 2023      **Comments Due:** 11 January 2024  
**Type:** Refusal      **Appeal Type:** Public Inquiry  
**Description:** Full planning application for enabling works comprising the provision of construction access, site preparation and earthworks (in connection with outline planning application for residential development of up to 330 new homes, land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and earthworks to facilitate surface water drainage; and all ancillary and enabling works).  
**Location:** **Land At Spencers Farm Summerleaze Road Maidenhead**  
**Appellant:** IM Land 1 Limited And Summerleaze Limited **c/o Agent:** Miss Lillian Duffield Stantec The Blade Abbey Square READING RG1 3BE

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 23/60102/REF      **Planning Ref.:** 22/01537/OUT      **Plns Ref.:** APP/T0355/W/23/3333834  
**Date Received:** 7 December 2023      **Comments Due:** 11 January 2024  
**Type:** Refusal      **Appeal Type:** Public Inquiry  
**Description:** Outline application for access only to be considered at this stage with all other matters to be reserved for residential development of up to 330 new homes, land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and earthworks to facilitate surface water drainage; and all ancillary and enabling works.  
**Location:** **Land At Spencers Farm Summerleaze Road Maidenhead**  
**Appellant:** IM Land 1 Limited And Summerleaze Limited (Summerleaze) C/o Agent

**Ward:**  
**Parish:** White Waltham Parish  
**Appeal Ref.:** 23/60103/REF      **Planning Ref.:** 23/01359/FULL      **Plns Ref.:** APP/T0355/D/23/3334089  
**Date Received:** 11 December 2023      **Comments Due:** N/A  
**Type:** Refusal      **Appeal Type:** HouseHolder Appeal  
**Description:** Detached double garage  
**Location:** **The Old Vicarage Bath Road Littlewick Green Maidenhead SL6 3QR**  
**Appellant:** Mr Paul Spencer **c/o Agent:** Mrs Kirstie Edwards 11 St. Marys Place SHREWSBURY Shropshire SY1 1DZ

# Appeal Decision Report

01 November 2023 - 11 December 2023

## Maidenhead Panel

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**Appeal Ref.:** 23/60016/ENF      **Enforcement Ref.:** 20/50257/ENF      **Plns Ref.:** APP/T0355/C/22/3313415  
**Appellant:** Paul Edward Summers Rotherton Maidenhead Road Cookham SL6 9DB  
**Decision Type:** **Officer Recommendation:**  
**Description:** Appeal against The carrying out of engineering operations including the formation of a means of access comprising the regrading of the bank, new hard surface area, associated retaining wall, steps and access, without planning permission  
**Location:** **7 Halfway Houses Maidenhead Road Maidenhead SL6 6PP**  
**Appeal Decision:** Upheld and Varied      **Decision Date:** 8 December 2023  
**Main Issue:**

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**Appeal Ref.:** 23/60048/REF      **Planning Ref.:** 22/02386/FULL      **Plns Ref.:** APP/T0355/D/23/3316727  
**Appellant:** Harry Bowden **c/o Agent:** Other ET Planning Office 200 Dukes Ride CROWTHORNE RG45 6DS  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Single storey rear extension and first floor side extension following demolition of existing conservatory.  
**Location:** **Cleeve Brayfield Road Bray Maidenhead SL6 2BW**  
**Appeal Decision:** Dismissed      **Decision Date:** 6 November 2023  
**Main Issue:**

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**Appeal Ref.:** 23/60066/REF      **Planning Ref.:** 23/00191/FULL      **Plns Ref.:** APP/T0355/D/23/3320388  
**Appellant:** Mr Mohamed Hanif **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Single storey side extension, 1no. rear dormer and alterations to fenestration  
**Location:** **1 The Drive Ray Street Maidenhead SL6 8PN**  
**Appeal Decision:** Dismissed      **Decision Date:** 22 November 2023  
**Main Issue:**

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**Appeal Ref.:** 23/60068/REF      **Planning Ref.:** 22/01658/LBC      **Plns Ref.:** APP/T0355/Y/23/3316216  
**Appellant:** Sian Pearce 3 Pamela Row Holyport Maidenhead SL6 2JJ  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Consent for remedial repairs, part replacement and re-painting of the front entrance canopy, alterations to the front door and frame to include re-painting, replacement of two windows on the front elevation and internal alterations.  
**Location:** **3 Pamela Row Holyport Maidenhead SL6 2JJ**  
**Appeal Decision:** Dismissed      **Decision Date:** 22 November 2023  
**Main Issue:**

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**Appeal Ref.:** 23/60069/REF      **Planning Ref.:** 23/00039/FULL      **Plns Ref.:** APP/T0355/W/23/3320781  
**Appellant:** Mr A Adnani **c/o Agent:** Mr Neil Langley 4 Ford Avenue North Wootton KING'S LYNN PE30 3QS  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Installation of 16no. solar panels to the existing roof.  
**Location:** **3 The Hyde Ray Mill Road West Maidenhead SL6 8SD**  
**Appeal Decision:** Dismissed      **Decision Date:** 24 November 2023

**Main Issue:** The fitting of 8 PV panels to the west facing roof would cause considerable harm to the special interest of the listed building. The public benefits of the proposal do not outweigh the harm identified.

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**Appeal Ref.:** 23/60070/REF      **Planning Ref.:** 23/00040/LBC      **Plns Ref.:** APP/T0355/Y/23/3320779  
**Appellant:** Mr A Adnani **c/o Agent:** Mr Neil Langley 4 Ford Avenue North Wootton KING'S LYNN PE30 3QS  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Consent for the installation of 16no. solar panels to the existing roof.  
**Location:** **3 The Hyde Ray Mill Road West Maidenhead SL6 8SD**  
**Appeal Decision:** Dismissed      **Decision Date:** 24 November 2023

**Main Issue:** The fitting of 8 PV panels to the west facing roof would cause considerable harm to the special interest of the listed building. The public benefits of the proposal do not outweigh the harm identified.

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