

Appeal Decision Report

11 December 2023 - 5 January 2024

Maidenhead

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

Appellant: Ms Elenora Lovato **c/o Agent:** Mr Neil Davis 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

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

Description: Raising of the ridge and alterations to the existing 3 rear dormers.

Location: **Hazeldene Ascot Road Holyport Maidenhead SL6 2HY**

Appeal Decision: Part Allowed **Decision Date:** 13 December 2023

Main Issue: I have found that the proposed first floor extension would constitute an inappropriate form of development in the Green Belt and would not preserve its openness. Paragraph 148 of the Framework states that any harm to the Green Belt should be given substantial weight. In addition, I have identified other harm arising from the proposed first floor extension in the form of harm to the significance of the HCA which is not outweighed by public benefits. The Framework places great weight on the conservation of heritage assets and given my duty under Section 72(1) of the 1990 Act set out above, this matter carries significant weight. On the other hand, the other considerations that I have identified are of modest weight in favour of the proposed first floor extension. Thus, they would not clearly outweigh the harm identified and, on account of this, the very special circumstances necessary to justify the proposal have not been demonstrated. Having had regard to the development plan as a whole and all other material considerations, I consider that the proposal is acceptable in part only. The appeal is therefore allowed insofar as it relates to the proposed alterations to the dormer window roofs. However, for the reasons given, and having had regard to all other relevant matters raised, the appeal is dismissed insofar as it relates to the proposed first floor extension.

Appeal Ref.: 23/60087/REF **Planning Ref.:** 23/01734/FULL **Plns Ref.:** APP/T0355/D/23/3332239

Appellant: Mr & Mrs S & D White & Williamson **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Wokingham RG41 3HL

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

Description: Replacement of existing front boundary wall and associated new gates

Location: **32 Rushington Avenue Maidenhead SL6 1BZ**

Appeal Decision: Allowed **Decision Date:** 12 December 2023

Main Issue:

Planning Appeals Received

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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: White Waltham Parish

Appeal Ref.: 23/60103/REF **Planning Ref.:** 23/01359/FULL **PIns 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

Ward:

Parish: Bray Parish

Appeal Ref.: 23/60106/ENF **Enforcement Ref.:** 22/50031/ENF **PIns Ref.:** APP/T0355/C/23/3331977

Date Received: 20 December 2023

Comments Due: 7 February 2024

Type: Enforcement Appeal

Appeal Type: Written Representation

Description: Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without planning permission, the erection of a detached garage and associated concrete slab, in the approximate position as outlined in blue, on the attached plan

Location: **59 Windsor Road Maidenhead SL6 2DN**

Appellant: Mr Timothy Charles Watson 59 Windsor Road Maidenhead SL6 2DN

Ward:

Parish: Bray Parish

Appeal Ref.: 24/60002/REF **Planning Ref.:** 22/03349/FULL **PIns Ref.:** APP/T0355/W/23/3327708

Date Received: 4 January 2024

Comments Due: 8 February 2024

Type: Refusal

Appeal Type: Written Representation

Description: x1 new detached dwelling

Location: **Land At Wych Elms Oakley Green Road Oakley Green Windsor**

Appellant: Mr Zain Kabani Wych Elms Oakley Green Road Oakley Green Windsor SL4 4QF