

Planning Appeals Received

18 February 2016 - 17 March 2016



WINDSOR URBAN

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Further information on planning appeals can be found at www.planningportal.gov.uk/pcs. Should you wish to make comments in connection with an appeal, please use the PIns reference number and write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email teame1@pins.gsi.gov.uk

Other appeals: The Planning Inspectorate Room 3/10A Kite Wing Temple Quay House 2 The Square Bristol BS1 6PN or email teamp13@pins.gsi.gov.uk

Parish/Ward:

Appeal Ref.: 16/00018/REF **Planning Ref.:** 15/03677/FULL **PIns Ref.:** APP/T0355/W/
16/3142823

Date Received: 18 February 2016 **Comments Due:** 24 March 2016
Type: Refusal **Appeal Type:** Written Representation

Description: Construction of 1 no. detached dwelling

Location: **Land At 17 Rydings Windsor**

Appellant: Mrs S Quinlan **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor SL4 5EN

Parish/Ward:

Appeal Ref.: 16/00019/REF **Planning Ref.:** 15/01123/FULL **PIns Ref.:** APP/T0355/W/
16/3139531

Date Received: 18 February 2016 **Comments Due:** 24 March 2016
Type: Refusal **Appeal Type:** Written Representation

Description: Erection of 14 dwellings (4x 2-bed; 4x 3-bed and; 6x 4-bed) and 6 detached garages with associated parking and landscaping following the demolition of existing commercial building.

Location: **Vale House 100 Vale Road Windsor SL4 5JL**

Appellant: Mrs Joanne Radford- Vale Property Developments Ltd Vale House Vale Road Windsor Berks SL4 5JL

Parish/Ward:

Appeal Ref.: 16/00021/REF **Planning Ref.:** 15/00926/FULL **PIns Ref.:** APP/T0355/W/
16/3142279

Date Received: 18 February 2016 **Comments Due:** 24 March 2016
Type: Refusal **Appeal Type:** Written Representation

Description: 1 x 3 and 1 x 4 bedroom detached houses with associated parking following demolition of existing dwelling

Location: **Merlins St Leonards Hill Windsor SL4 4AT**

Appellant: Mr Bruce Juby **c/o Agent:** Mr Marcus Sturney Ridsdale Planning 14 Manor Road Windsor SL4 5LP

Parish/Ward:

Appeal Ref.: 16/00028/REF **Planning Ref.:** 15/04247/FULL **PIns Ref.:** APP/T0355/D/
16/3145099

Date Received: 3 March 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder

Description: Part two part single storey rear extension and raising of roof to form first floor habitable accommodation.

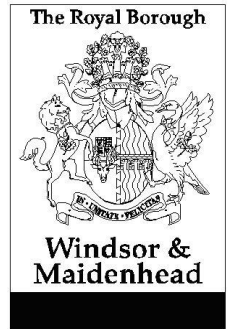
Location: **15 Castle Avenue Datchet Slough SL3 9BA**

Appellant: Mr J Bainbridge **c/o Agent:** Mr Alex Frame ADS Property Services Taradale Little Lane Upper Bucklebury Reading RG7 6QX

Appeal Decision Report

19 February 2016 - 17 March 2016

WINDSOR URBAN



Appeal Ref.: 15/00091/REF **Planning Ref.:** 15/00905/FULL **Plns Ref.:** APP/T0355/W/15/3135834

Appellant: Bowyer And Davies Ltd **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates
Highway House Lower Froyle Hants GU34 4NB

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

Description: Erection of 2 x maisonettes with associated parking and access following the demolition of 4 x existing garages

Location: Land To The Rear of Maynard Court Clarence Road Windsor

Appeal Decision: Allowed **Decision Date:** 3 March 2016

Main Issue: The Inspector did not consider that the development would be out of keeping with the pattern of development in the area. The Inspector was of the view that the density of the development, including separation distances to site boundaries and surrounding buildings would be within the range expected in a built-up urban area. They considered that there would be sufficient space about the building to accommodate an adequate amount of off-street parking, landscaping and outdoor amenity space to the rear. As a result, seen in its context, in their view, the building would not be cramped. In respect of living conditions, the Inspector was of the view that the outdoor amenity space would not be preventative of activities that an occupier of the flats would reasonably expect to be able to carry out such as drying clothes, growing plants and sitting out. Accordingly, they concluded that there would be sufficient outdoor circulation and living space to serve future occupiers of the development. In respect of flood risk, the Inspector considered the development would make efficient use of the land, is an area with good accessibility to public transport. They considered that the houses would be constructed to high environmental standards and would have a positive effect on the local economy through the purchase of materials and services in connection with the construction of the dwellings. The Inspector concluded that the development would make a positive contribution to the economic, social and environmental dimensions of sustainable development set out in the Framework. Overall therefore, they thought the appeal scheme would constitute sustainable development for which there is a presumption in favour and wider community benefits would result. They therefore thought the Exceptions Test was passed.
