

Planning Appeals Received

26 February 2016 - 23 March 2016

WINDSOR RURAL

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 Plns reference number and write to the relevant address, shown below.

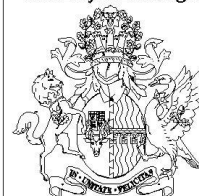
Enforcement appeals: The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email teame1@pins.gsi.gov.uk

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:	Sunningdale Parish	Planning Ref.:	15/02902/FULL	Plns Ref.:	APP/T0355/D/16/ 3144977
Appeal Ref.:	16/00024/REF				
Date Received:	29 February 2016	Comments Due:	Not Applicable		
Type:	Refusal	Appeal Type:	Householder		
Description:	Single storey rear extension				
Location:	10 St James Gate Sunningdale Ascot SL5 9SS				
Appellant:	Mr John McGowan 10 St James Gate Sunningdale Ascot SL5 9SS				
Parish/Ward:	Sunningdale Parish	Planning Ref.:	15/04024/FULL	Plns Ref.:	APP/T0355/D/16/ 3144532
Appeal Ref.:	16/00025/REF				
Date Received:	2 March 2016	Comments Due:	Not Applicable		
Type:	Refusal	Appeal Type:	Householder		
Description:	Part two, part single storey rear extension, following demolition of existing single storey elements				
Location:	41 Beech Hill Road Ascot SL5 0BJ				
Appellant:	Mr David Hammond c/o Agent: Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor Berkshire SL4 3EX				
Parish/Ward:	Sunninghill And Ascot Parish	Planning Ref.:	15/02473/FULL	Plns Ref.:	APP/T0355/W/16/ 3144941
Appeal Ref.:	16/00026/REF				
Date Received:	2 March 2016	Comments Due:	6 April 2016		
Type:	Refusal	Appeal Type:	Written Representation		
Description:	Conversion of The White House and The Wee Flat from offices into residential dwellings				
Location:	The White House And Wee Flat Englemere Estate Kings Ride Ascot				
Appellant:	Mr Richard Barter - Millgate c/o Agent: Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB				
Parish/Ward:	Sunninghill And Ascot Parish	Planning Ref.:	15/02450/VAR	Plns Ref.:	APP/T0355/W/16/ 3144940
Appeal Ref.:	16/00027/REF				
Date Received:	2 March 2016	Comments Due:	6 April 2016		
Type:	Refusal	Appeal Type:	Written Representation		
Description:	Redevelopment to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas as approved under planning permission 13/03515 without complying with condition 18 (demolition of outbuildings) to include the retention of The White House and The Wee Flat				
Location:	Former Englemere House Englemere Estate Kings Ride Ascot				
Appellant:	Mr Richard Barter - Millgate c/o Agent: Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB				

Parish/Ward: Wraysbury Parish
Appeal Ref.: 16/00031/REF **Planning Ref.:** 15/03943/FULL **Plns Ref.:** APP/T0355/W/16/
3144809
Date Received: 11 March 2016 **Comments Due:** 15 April 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of 1 x dwelling.
Location: **34 Wharf Road Wraysbury Staines TW19 5JQ**
Appellant: Mr And Mrs H Uppal **c/o Agent:** Mr Alex Frame ADS Property Services Taradale Little Lane
Upper Buckleberry Reading RG7 6QX

Parish/Ward: Sunninghill And Ascot Parish
Appeal Ref.: 16/00032/REF **Planning Ref.:** 15/02779/FULL **Plns Ref.:** APP/T0355/W/16/
3145693
Date Received: 11 March 2016 **Comments Due:** 15 April 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of 2 No. detached dwellings with associated garaging and new access following
demolition of existing dwelling
Location: **Ellerslie Coronation Road Ascot SL5 9LQ**
Appellant: Ascot Developments **c/o Agent:** Mr Krzys Lipinski 39 Roundwood Road High Wycombe
Buckinghamshire HP12 4HD



Appeal Decision Report

26 February 2016 - 23 March 2016

WINDSOR RURAL

Appeal Ref.: 15/00077/REF **Planning Ref.:** 14/03192/FULL **Plns Ref.:** APP/T0355/W/15/3059752

Appellant: Mr D West **c/o Agent:** Mr Andrew Moran Moran Surveyors Limited The Coach House Windsor Road Wraysbury Staines-Upon-Thames Middlesex TW19 5DE

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

Description: Erection of detached dwelling

Location: **Land At The Coach House Windsor Road Wraysbury Staines**

Appeal Decision: Dismissed **Decision Date:** 7 March 2016

Main Issue: The Inspector found that it had not been demonstrated that the proposal would not impede the flow of flood water or would not increase the number of people or properties at risk of flooding, or that the Sequential Test has been met. Therefore it would be contrary to both saved LP Policy F1 and the provisions of paragraphs 101, 102, 103 and 104 of the Framework.

Appeal Ref.: 15/00088/REF **Planning Ref.:** 15/02322/CPD **Plns Ref.:** APP/T0355/X/15/3138380

Appellant: Ms Elaine Jones **c/o Agent:** Mrs Ana Meneses Architect Your Home - Richmond 30 The Vineyard Richmond Surrey TW10 6AZ

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

Description: Certificate of lawfulness to determine whether a single storey side/rear extension, rear dormer and 2 No. front rooflight's to facilitate a loft conversion, associated internal alterations, and alterations to first floor side and rear elevations is lawful.

Location: **51 Halfpenny Lane Sunningdale Ascot SL5 0EG**

Appeal Decision: Dismissed **Decision Date:** 22 March 2016

Main Issue: The Inspector finds no breach of the limitation in paragraph A.1 (f) (i) of the GDPO and agrees with the Council's stance on this matter (lane to the side classed as highway) and that there would be a breach of the limitation in paragraph A.1 (e) (ii). The Inspector also found that the Council's refusal to grant a certificate was well founded and that the appeal should fail.

Appeal Ref.: 15/00095/REF **Planning Ref.:** 15/02831/FULL **Plns Ref.:** APP/T0355/D/15/3141046

Appellant: Mr Jim Newport **c/o Agent:** Mr Sam Dodd Authorised Designs Ltd 3 Lye Green Road Chesham Buckinghamshire HP5 3LN

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

Description: Retrospective approval for detached garage

Location: **87 Albany Road Old Windsor Windsor SL4 2QE**

Appeal Decision: Allowed **Decision Date:** 22 March 2016

Main Issue: The inspector considered there was no dispute that it would be possible for the appellant to implement a garage with the same footprint and in the same location by using permitted development rights. For these reasons the Inspector found the fallback position is a consideration which must carry significant weight and, given the particular circumstances of this case, found that the development would not result in unacceptable risk to flooding. Furthermore, the inspector considered that, although neighbouring residents would experience a change in outlook in terms of viewing the mass of the garage roof, this would not be unduly harmful to living conditions.

Appeal Ref.: 16/00014/REF **Planning Ref.:** 15/01205/FULL **Plns Ref.:** APP/T0355/W/15/3138797

Appellant: Gilbert Homes **c/o Agent:** Ms Nicola Broderick NMB Planning Ltd 124 Horton Road Datchet Slough SL3 9HE

Decision Type: Committee **Officer Recommendation:** Refuse

Description: Erection of 2x detached 5 bed dwellings with associated garages, following demolition of existing apartments.

Location: **Hendersyde Lodge Whynstones Road Ascot**

Appeal Decision: Withdrawn **Decision Date:** 9 March 2016
