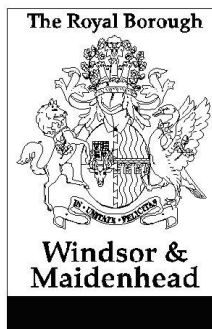


Planning Appeals Received

8 March 2016 - 30 March 2016



MAIDENHEAD

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:

Appeal Ref.: 16/00033/REF **Planning Ref.:** 15/00393/FULL **Plns Ref.:** APP/T0355/W/16/3143139
Date Received: 14 March 2016 **Comments Due:** 18 April 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of a detached dwelling with integral garage and new access to Altwood Road
Location: **Land At 59 Altwood Road Maidenhead**
Appellant: Mr Stuart Thorn **c/o Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

Parish/Ward:

Appeal Ref.: 16/00034/REF **Planning Ref.:** 15/03317/CPD **Plns Ref.:** APP/T0355/X/16/3145610
Date Received: 14 March 2016 **Comments Due:** 25 April 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Certificate of lawfulness to determine whether a detached outbuilding to serve as a garage block and an area of hard-standing is lawful.
Location: **Farthings Bridge Road Maidenhead SL6 8DF**
Appellant: Mr Lillington **c/o Agent:** Miss Emma Runesson JSA Architects Ltd Tavistock House Waltham Road Maidenhead SL6 3NH

Parish/Ward:

Appeal Ref.: 16/00035/REF **Planning Ref.:** 15/03864/FULL **Plns Ref.:** APP/T0355/D/16/3146523
Date Received: 21 March 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Double garage and car port
Location: **Oak Cottage West End Road Waltham St Lawrence Reading RG10 0NL**
Appellant: Mr Lee Hall **c/o Agent:** Mr Peter M Salmon Camber Broad Lane Bracknell Berkshire RG12 9BY

Parish/Ward:

Appeal Ref.: 16/00036/REF **Planning Ref.:** 15/01185/OUT **Plns Ref.:** APP/T0355/W/16/3145536
Date Received: 22 March 2016 **Comments Due:** 26 April 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Outline application with some matters reserved (Appearance, Landscaping, Layout and Scale) for the development for a health and leisure club with new access
Location: **Land At Excelsior Rowing Club Maidenhead Road Windsor**
Appellant: Mr Nick Pellew - Castle Members Club Ltd **c/o Agent:** Mr John Andrews John Andrews Associates The Lodge 66 St Leonards Road Windsor Berkshire SL4 3BY



Appeal Decision Report

8 March 2016 - 30 March 2016

MAIDENHEAD

Appeal Ref.: 15/00059/ENF **Enforcement Ref.:** 14/50467/ENF **Plns Ref.:** APP/T0355/C/15/3128805

Appellant: Mr Lall Hussain **c/o Agent:** Mr Nadeem Kayani 2 Sunnyside Cottages Colham Green Road Hillingdon UB8 3QP

Decision Type: **Officer Recommendation:**

Description: Appeal against the Enforcement Notice: Unauthorised change of use from garage to rented accommodation.

Location: **70 North Town Road Maidenhead SL6 7JH**

Appeal Decision: Dismissed **Decision Date:** 16 March 2016

Main Issue: The matter concerns an Enforcement Notice which was served to cease the unauthorised residential use of an outbuilding situated in the rear garden of this property. The use of the outbuilding amounted to unacceptable back land development and that it would adversely affect the amenity of the neighbouring properties. The outbuilding was also situated in Flood Zone 2 and also resulted in the loss of two parking spaces, given that this outbuilding was formerly a double garage. The Inspector found that the requirement for both the kitchen and bathroom to be removed was acceptable as this would bring about the full cessation of the unauthorised use.

Appeal Ref.: 15/00082/REF **Planning Ref.:** 15/02047/FULL **Plns Ref.:** APP/T0355/D/15/3135389

Appellant: Mr Richard Ground **c/o Agent:** Ms Deirdre Wells Red Kite Development Consultancy Redlands Wing Maidenhead Court Park Maidenhead SL6 8HN

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

Description: Single storey side extension and raising of existing roof to accommodate bedroom en-suite on first floor

Location: **The Lodge Frayle Alleyns Lane Cookham Maidenhead SL6 9AD**

Appeal Decision: Dismissed **Decision Date:** 10 March 2016

Main Issue: The Inspector concludes that the resulting form of roof would be very bulky and top heavy and would clearly dominate the diminutive footprint of the original dwelling. The Inspector concludes that given that the dwelling would be disproportionately extended it would inevitably have an adverse impact on the openness of the Green Belt. The Inspector concludes that the roof would appear top heavy with design features including the projecting catslide roof and truncated half hip to the rear elevation appearing contrived and primarily aimed at achieving the desired increases in floorspace within the tightly confined building footprint rather than respecting the overall appearance of the dwelling.

Appeal Ref.: 15/00094/REF **Planning Ref.:** 15/02575/FULL **Plns Ref.:** APP/T0355/D/15/3139929

Appellant: Mr Jonathan Light Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND

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

Description: Creation of first floor to create additional habitable accommodation

Location: **Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND**

Appeal Decision: Dismissed **Decision Date:** 10 March 2016

Main Issue: The proposal would be for a disproportionate increase in the size of the original house, which would be inappropriate development in the Green Belt. It would be contrary to Policies GB1 and GB4 of the Local Plan and the NPPF. It would adversely affect the openness of the Green Belt, contrary to Policy GB2 of the Local Plan. There are no very special circumstances to outweigh the harm.

Appeal Ref.: 16/00016/REF **Planning Ref.:** 15/02252/FULL **Plns Ref.:** APP/T0355/W/15/3140382

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

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

Description: Construction of 4 x 2 bed and 5 x 1 bed flats following demolition of existing dwelling

Location: **23 Braywick Road And Land To The Rear Providing Access From Greenfields Maidenhead**

Appeal Decision: Withdrawn **Decision Date:** 29 March 2016
