

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

Planning Appeals Received

12 February 2024 - 12 March 2024

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 PIn 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: Cookham Parish
Appeal Ref.: 24/60011/REF **Planning Ref.:** 23/01884/FULL **PIns Ref.:** APP/T0355/D/23/3334970
Date Received: 12 February 2024 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Householder Appeal
Description: First floor side/rear extension and 1 no. rooflight.
Location: **11 Whyteladies Lane Cookham Maidenhead SL6 9LZ**
Appellant: Mr Alexis Austin **c/o Agent:** Mr David Howells 72 Cedar Avenue Hazlemere HP15 7EE

Ward:
Parish: Bray Parish
Appeal Ref.: 24/60014/REF **Planning Ref.:** 23/01237/OUT **PIns Ref.:** APP/T0355/W/23/3331644
Date Received: 21 February 2024 **Comments Due:** 27 March 2024
Type: Refusal **Appeal Type:** Written Representation
Description: Outline application for access only to be considered at this stage with all other matters to be reserved for a single self build single residential dwelling.
Location: **Banham Farm Forest Green Road Fifield Maidenhead SL6 2NR**
Appellant: Mr Ranner **c/o Agent:** Miss Emma Freeman Hyde Farm Marlow Road MAIDENHEAD SL6 6PQ

Ward:
Parish: Bray Parish
Appeal Ref.: 24/60017/REF **Planning Ref.:** 23/01047/FULL **PIns Ref.:** APP/T0355/D/23/3333500
Date Received: 26 February 2024 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Householder Appeal
Description: Raising of the roof with first floor extension, alterations to ground floor side roof and ground floor front extension including porch. (Retrospective)
Location: **10 Manor Grove Fifield Maidenhead SL6 2PQ**
Appellant: Mr D Tilley **c/o Agent:** Mr Phillip Taylor Egon Environmental 118 Chartridge Lane Chesham HP5 2RG

Ward:
Parish: Hurley Parish
Appeal Ref.: 24/60018/REF **Planning Ref.:** 23/02506/CPD **PIns Ref.:** APP/T0355/X/23/3335870
Date Received: 26 February 2024 **Comments Due:** 8 April 2024
Type: Refusal **Appeal Type:** Written Representation

Description: Certificate of lawfulness to determine whether the proposed single storey side extension with entrance canopy, two storey rear extension with Juliet balcony, alterations to fenestration and enlargement of the existing patio is lawful.

Location: **Blacksmiths Barn Warren Row Road Cockpole Green Wargrave Reading RG10 8NT**

Appellant: Mr Ben Mitchell **c/o Agent:** Mr Alex Cresswell JPPC – Chartered Town Planners Bagley Croft Hinksey Hill Oxford OX1 5BD

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 24/60019/REF **Planning Ref.:** 23/01025/FULL **Pins Ref.:** APP/T0355/W/24/3336833

Date Received: 27 February 2024 **Comments Due:** 2 April 2024
Type: Refusal **Appeal Type:** Written Representation
Description: Part change of use of ground floor and front garden from residential to tea shop/café use.
Location: **The Tower Ray Mead Road Maidenhead SL6 8NJ**
Appellant: Maria Smith The Tower Ray Mead Road Maidenhead SL6 8NJ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 24/60020/REF **Planning Ref.:** 23/00936/FULL **Pins Ref.:** APP/T0355/W/23/3331739

Date Received: 27 February 2024 **Comments Due:** 2 April 2024
Type: Refusal **Appeal Type:** Written Representation
Description: Provision of new external access ramp for disabled access to the Public House with internal access modifications, single storey replacement and part two storey extension to the north/east elevations with x1 first floor east facing balcony and east facing beer garden, new pub bin store, removal of door on ground floor south/west elevations, single storey extension to south elevation with first floor balcony and second floor Juliet balcony above, raising of the eaves, x2 dormers on west elevation and x2 dormers on east elevation, creation of x1 additional flat at first floor, x1 new flat on the second floor and alterations to fenestration, new car park for pub staff with vehicular access off Ray Park Lane, construction of a part two part three storey building comprising of two flats and car park at ground floor with bin and bicycle storage and maintaining existing vehicular access off Ray Park Lane for the flats, following demolition of existing elements on the north/east elevations and two outbuildings.

Location: **The Ark 20 And Land To The Rear of 20 Ray Street Maidenhead**
Appellant: Hatpin Ltd C/o Agent

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 24/60022/REF **Planning Ref.:** 22/02696/FULL **Pins Ref.:** APP/T0355/W/23/3332356

Date Received: 28 February 2024 **Comments Due:** 3 April 2024
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of x2 dwellings with associated parking and landscaping, new vehicular and pedestrian access following demolition of the existing building.
Location: **School House West Dean Maidenhead SL6 7JB**
Appellant: RBWM Property Company Ltd C/o Agent

Ward:
Parish: Cookham Parish
Appeal Ref.: 24/60023/REF **Planning Ref.:** 23/01265/FULL **Pins Ref.:** APP/T0355/D/23/3332136

Date Received: 28 February 2024 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Householder Appeal
Description: Single storey side extension with new canopy, first floor side/front extension and alterations to fenestration.
Location: **Honeypots School Lane Cookham Dean Maidenhead SL6 9PQ**
Appellant: Freya And Josh Young Honeypots School Lane Cookham Dean Maidenhead SL6 9PQ

Ward:
Parish: Shottesbrooke Parish
Appeal Ref.: 24/60025/REF **Planning Ref.:** 23/01462/FULL **Pins Ref.:** APP/T0355/W/23/3332716

Date Received: 4 March 2024 **Comments Due:** 8 April 2024

Type: Refusal **Appeal Type:** Written Representation
Description: 1no. detached dwelling, cycle store, associated access and landscaping and a new vehicular access at No. 43 Mare Lane.
Location: **Land At 43 Mare Lane And 43 Mare Lane Beenham Heath Shurlock Row Reading**
Appellant: Mr Richard Falk **c/o Agent:** Mr Matthew Miller ET Planning 200 Dukes Ride Crowthorne RG45 6DS

Ward:
Parish: Cox Green Parish
Appeal Ref.: 24/60029/NONDET **Planning Ref.:** 22/01870/TPO **Plns Ref.:** APP/TPO/T0355/9428
Date Received: 7 March 2024 **Comments Due:** TBA
Type: Non-determination **Appeal Type:** Fast Track Appeal
Description: Ash tree - remove tree to ground level and grind out stump. (021/2002/TPO).
Location: **12 Repton Close Maidenhead SL6 3DS**
Appellant: Kim Hawkins 12 Repton Close Maidenhead SL6 3DS

Appeal Decision Report

12 February 2024 - 12 March 2024

Maidenhead

Appeal Ref.: 23/60047/REF **Planning Ref.:** 22/00270/FULL **Plns Ref.:** APP/T0355/W/22/3313566
Appellant: Shanly Homes **c/o Agent:** Rosalind Graham Cheyenne House, West Street, Farnham, Surrey, GU9 7EQ
Decision Type: Committee **Officer Recommendation:** Refuse
Description: Erection of 12no. dwellings with associated parking and landscaping and the retention of the existing access road following the demolition of the existing buildings, warehouse, external storage areas and hardstanding.
Location: **Bellman Hanger Shurlock Row Reading RG10 0PL**
Appeal Decision: Allowed **Decision Date:** 19 February 2024

Main Issue:

Appeal Ref.: 23/60065/REF **Planning Ref.:** 22/03408/FULL **Plns Ref.:** APP/T0355/D/23/3320094
Appellant: Mr Richard Denbow Avalon Upper Bray Road Bray Maidenhead SL6 2DB
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Rear extension, loft conversion with 2no. side dormers and alterations to fenestration.
Location: **Avalon Upper Bray Road Bray Maidenhead SL6 2DB**
Appeal Decision: Allowed **Decision Date:** 6 March 2024

Main Issue:

Appeal Ref.: 23/60088/REF **Planning Ref.:** 22/02419/FULL **Plns Ref.:** APP/T0355/W/23/3322145
Appellant: Mr Fiaz Hussain **c/o Agent:** Mr Adam Bennett 1 Kings Row Havelock Road Southsea PO5 1RQ
Decision Type: Delegated **Officer Recommendation:** Refuse
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**
Appeal Decision: Dismissed **Decision Date:** 16 February 2024

Main Issue:

Appeal Ref.: 23/60090/REF **Planning Ref.:** 22/03302/FULL **Plns Ref.:** APP/T0355/W/23/3324024
Appellant: Mr Ibrahim Mohamed **c/o Agent:** Mr Lloyd Jones Pen-y-Rhiw Redbrook Road NEWPORT NP20 5AB
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Detached new dwelling with PV panels, access gates, associated parking and landscaping.
Location: **Land Adjacent To Seymour House Ascot Road Holyport Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 21 February 2024

Main Issue: The proposal would constitute inappropriate development in the Green Belt and would reduce openness in this location. The Framework states that substantial weight should be given to any harm to the Green Belt. The other considerations do not clearly outweigh the harm in this case. Consequently, the very special circumstances necessary to justify the development do not exist. The proposal is therefore contrary to LP Policy QP5, the development plan as a whole and the guidance contained in the Framework relating to Green Belts.
