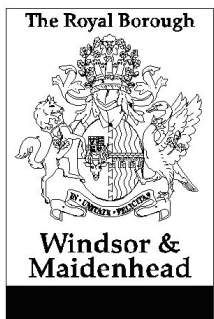


**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD  
PLANNING COMMITTEE**



**Planning Appeals Received**

**30 March 2016 - 28 April 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 <https://acp.planninginspectorate.gov.uk/> 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](mailto: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](mailto:teamp13@pins.gsi.gov.uk)

**Parish/Ward:** Bisham Parish  
**Appeal Ref.:** 16/00037/REF      **Planning Ref.:** 15/03758/FULL      **Plns Ref.:** APP/T0355/D/  
16/3146726  
**Date Received:** 30 March 2016      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Part retrospective open loggia adjacent to existing swimming pool  
**Location:** **Manor House Bradenham Lane Bisham Marlow SL7 1SB**  
**Appellant:** Mrs S Mead **c/o Agent:** Mr P Emmett Emmetts Architecture 20 High Street Croughton  
Brackley NN13 5LT

**Parish/Ward:**  
**Appeal Ref.:** 16/00039/REF      **Planning Ref.:** 15/04016/FULL      **Plns Ref.:** APP/T0355/D/  
16/3147692  
**Date Received:** 6 April 2016      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Construction of vehicular access.  
**Location:** **7 Switchback Road South Maidenhead SL6 7QR**  
**Appellant:** Mr Duncan Innes 7 Switchback Road South Maidenhead SL6 7QR

**Parish/Ward:** Cox Green Parish  
**Appeal Ref.:** 16/00040/REF      **Planning Ref.:** 15/04112/FULL      **Plns Ref.:** APP/T0355/D/  
16/3147142  
**Date Received:** 13 April 2016      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Proposed garage conversion, double carport to the front elevation and single storey rear  
extension and widen existing kerb.  
**Location:** **7 Lowbrook Drive Maidenhead SL6 3XT**  
**Appellant:** Mr Graham Pederson **c/o Agent:** Mr Stuart Keen SKDdesign Ltd Unit 3 Woodlands  
Business Park Woodlands Park Avenue Maidenhead SL6 3UA

**Parish/Ward:** White Waltham Parish  
**Appeal Ref.:** 16/00041/REF      **Planning Ref.:** 15/04243/FULL      **Plns Ref.:** APP/T0355/D/  
16/3147423  
**Date Received:** 19 April 2016      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Construction of first floor rear extension, alterations to roof on rear extensions and  
amendments to fenestrations.  
**Location:** **Bow House Coronation Road Littlewick Green Maidenhead SL6 3RA**  
**Appellant:** Mr And Mrs Paul Ripley **c/o Agent:** Mr Christian Leigh Leigh And Glennie Ltd 6 All Souls  
Road Ascot SL5 9EA

**Parish/Ward:**  
**Appeal Ref.:** 16/00042/REF      **Planning Ref.:** 16/00092/FULL      **Plns Ref.:** APP/T0355/D/  
16/3147663

**Date Received:** 20 April 2016      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder

**Description:** Alterations to driveway including dropped kerb.  
**Location:** **3 Switchback Road South Maidenhead SL6 7QR**  
**Appellant:** Mr Adrian Wheeler 3 Switchback Road South Maidenhead SL6 7QR



# Appeal Decision Report

31 March 2016 - 29 April 2016

## MAIDENHEAD

**Appeal Ref.:** 14/60106/REF      **Planning Ref.:** 14/01225/CLU      **Plns Ref.:** APP/T0355/X/  
14/2227138

**Appellant:** Mrs Louise Stevens **c/o Agent:** Mr Joe Cunnane Cunnane Town Planning LLP  
Churchward House 4 Foundry Court Gogmore Lane Chertsey KT16 9AP

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

**Description:** Certificate of lawfulness to determine whether the existing use of the land as mixed use comprising residential use and ancillary storage of rides, lorries and caravans is lawful

**Location:** **Kimbers Lane Farm Oakley Green Road Oakley Green Windsor SL4 4QF**

**Appeal Decision:** Dismissed      **Decision Date:** 21 April 2016

**Main Issue:** The case advanced for the appellant in brief is that the site has continually functioned as a travelling show person's site since 1991 and that the stationing of caravans for residential occupation by staff has always occurred. The character of the use of the land has not changed as a result of the stationing of 8 static caravans. The Inspector concluded that during the periods of travelling or when caravans are simply stored the Council could not have taken action against a mixed use of land including the stationing of caravans for residential purposes as described in the notice. The interruption in the residential use of the land resulted in a cessation of the mixed use as described in the notice. As such the occupation of caravans stationed on the site for residential purposes on a continuous basis has not subsisted for a period of ten years or more prior to the issue of the notice and therefore this is not the lawful use of the land.

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**Appeal Ref.:** 14/60107/ENF      **Enforcement Ref.:** 13/50390/ENF      **Plns Ref.:** APP/T0355/C/  
14/2226708

**Appellant:** Louise Stevens **c/o Agent:** Mr Joe Cunnane Cunnane Town Planning LLP Churchward House 4 Foundry Court Gogmore Lane Chertsey KT16 9AP

**Decision Type:**      **Officer Recommendation:**

**Description:** Appeal against the Enforcement Notice: 12 mobile homes and 6 touring caravans stationed on site for residential purposes.

**Location:** **Kimbers Lane Farm Oakley Green Road Oakley Green Windsor SL4 4QF**

**Appeal Decision:** Dismissed      **Decision Date:** 21 April 2016

**Main Issue:** The appeal decision relates to two matters: (1) An appeal against Enforcement Notice which was served in connection with the following breaches: - The installation of an aggregate hardstanding; - The erection of fencing round the mobile homes with earth bunding to the rear of the mobile homes; - The use of the land for stationing caravans for residential purposes. The Inspector found that the operational development (bund and hardstanding) and the material change of use of the land (stationing of caravans for residential purposes) were inappropriate in the Green Belt. The owner made the case that the mobile homes were for 'travelling showpersons'. However, the Inspector advised that there is no historic permission, or even certificate of lawfulness, for this use of the site as a travelling showpersons yard. The owner also claimed that this use had been continuing for a minimum of 10 years, but she was not able to substantiate this claim to the satisfaction of the Inspector. (2) An appeal against refusal to grant a "Certificate of lawfulness to determine whether the existing use of the land as mixed use comprising residential use and ancillary storage of rides, lorries and caravans" Subject to some amendments to the exact wording of Enforcement Notice, the appeal was dismissed and the Notice upheld. Also the Inspector refused to grant planning permission of the deemed (CLU) application.

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**Appeal Ref.:** 15/00089/REF      **Planning Ref.:** 15/02484/FULL      **Plns Ref.:** APP/T0355/W/  
15/3137638

**Appellant:** Mr Ryan Reider **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane  
Bracknell RG12 9BX

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

**Description:** Change of use of land from agricultural to residential use.

**Location:** **Green Acres Fifield Road Fifield Maidenhead SL6 2NX**

**Appeal Decision:** Dismissed      **Decision Date:** 23 March 2016

**Main Issue:** The proposed development does not clearly outweigh the harm by reason of inappropriateness, harm to the openness, function and visual amenity of the Green Belt and the conflict with national and local policy. Accordingly, it is concluded that very special circumstances are required to justify the development do not exist.

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**Appeal Ref.:** 16/00007/REF      **Planning Ref.:** 15/03926/FULL      **Plns Ref.:** APP/T0355/D/  
16/3143234

**Appellant:** Mr Alan Suleyman **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad  
Lane Bracknell Berkshire RG12 9BX

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

**Description:** Construction of a two storey rear extension and single storey side extension and front porch

**Location:** **Etchea Fishery Road Maidenhead SL6 1UP**

**Appeal Decision:** Dismissed      **Decision Date:** 12 April 2016

**Main Issue:** The proposal would have an overbearing impact on the patio area and extension at Croome Cottage. It would significantly reduce the levels of sunlight that would reach the patio area by casting a shadow over that area, and would also significantly reduce the level of enjoyment which the occupiers of Croome Cottage derive when using the patio. It would also reduce the levels of daylight that would reach the patio doors of the extension at Croome Cottage making the extension gloomy, impacting the enjoyment of the extension. It would have a detrimental impact on the living conditions of the occupiers of Croome Cottage. The balcony would also cause loss of privacy to the garden of Croome Cottage between the patio and the river.

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**Appeal Ref.:** 16/00013/REF      **Planning Ref.:** 15/02906/FULL      **Plns Ref.:** APP/T0355/W/  
16/3143249

**Appellant:** Mr B Glistler - White Waltham Garage Ltd **c/o Agent:** Mr Christopher Arden Christopher  
Arden Chartered Architects 11 Galton Road Ascot Berkshire SL5 0BP

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

**Description:** Construction of 2 detached dwellings served by existing vehicular access, following demolition of existing buildings

**Location:** **White Waltham Garage Waltham Road White Waltham Maidenhead SL6 3SG**

**Appeal Decision:** Dismissed      **Decision Date:** 21 April 2016

**Main Issue:** The buildings in this part of the settlement have very distinctive features which make an important contribution to the character and appearance of the area. The two proposed dwellings would be prominent and thus be part of the street scene. The close spacing proposed between them is not especially characteristic of the area and more importantly the design features proposed, while not intrinsically of poor quality, would be more typically found in an urban area or within an urban extension development. They show little or no respect for the other buildings in the area or its overall character and appearance. The proposal would therefore not comply with the fourth core planning principle set out in Framework paragraph 17 or the more detailed development of this in Framework section 7, Requiring Good Design.

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