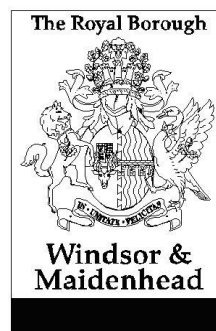


Planning Appeals Received

20 May 2016 - 15 June 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 <https://acp.planninginspectorate.gov.uk/> 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: Old Windsor Parish
Appeal Ref.: 16/60055/REF **Planning Ref.:** 15/02474/FULL **PIns Ref.:** APP/T0355/W/16/3147112
Date Received: 26 May 2016 **Comments Due:** 30 June 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Two storey extension to south elevation and part two storey, part first floor extension to East elevation and new garage replacing conservatory. Construction of four dwelling terrace with associated bin store and alterations to driveway following demolition of existing stable block and garage
Location: **Moram House Datchet Road Old Windsor Windsor SL4 2RQ**
Appellant: Mr G Assaiente **c/o Agent:** Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor Berkshire SL4 3EX

Parish/Ward: Sunninghill And Ascot Parish
Appeal Ref.: 16/60058/REF **Planning Ref.:** 15/01500/VAR **PIns Ref.:** APP/T0355/W/16/3147515
Date Received: 2 June 2016 **Comments Due:** 7 July 2016
Type: Refusal **Appeal Type:** Hearing
Description: Erection of 8 apartments with basement parking, alterations to access, entrance gates and landscaping following demolition of existing dwellings as approved under planning permission 13/00731/FULL without complying with condition 15 so that the condition is removed.
Location: **Woodlands Lodge And Boxwood House Heathfield Avenue Ascot**
Appellant: Mr Richard Barter **c/o Agent:** Mr D Bond Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

Parish/Ward: Sunninghill And Ascot Parish
Appeal Ref.: 16/60059/REF **Planning Ref.:** 15/01501/VAR **PIns Ref.:** APP/T0355/W/16/3147514
Date Received: 2 June 2016 **Comments Due:** 7 July 2016
Type: Refusal **Appeal Type:** Hearing
Description: Erection of 10 apartments plus basement parking, access and landscaping following demolition of existing dwellings as approved under planning permission 12/02854/FULL without complying with condition 16 so that the condition is removed.
Location: **Woodlands Lodge And Boxwood House Heathfield Avenue Ascot**
Appellant: Mr Richard Barter- Millgate **c/o Agent:** Mr Douglas Bond Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

Parish/Ward: Sunninghill And Ascot Parish
Appeal Ref.: 16/60061/PRPA **Planning Ref.:** 16/00182/TPO **Plns Ref.:** APP/TPO/T0355/
5239

Date Received: 6 June 2016 **Comments Due:** Not Applicable
Type: Part Refusal/Part Approval **Appeal Type:** Fast-track
Description: (T1) Oak, crown reduction to final height of 14m and radial branch spread of 6m.
Location: **3 Stonehill Gate Hancocks Mount Ascot SL5 9WA**
Appellant: Judith Macfarlane **c/o Agent:** Mr Ben Abbatt Sapling Arboriculture Ltd 94 Mount Pleasant
Road Alton Hants GU34 2RS



Appeal Decision Report

20 May 2016 - 15 June 2016

WINDSOR RURAL

Appeal Ref.: 15/00084/REF **Planning Ref.:** 14/03771/FULL **Plns Ref.:** APP/T0355/W/15/3127972

Appellant: Bewley Homes And Joint LPA Receivers of Savills UK Ltd **c/o Agent:** Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor Berkshire SL4 3EX

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

Description: Construction of 6x 4 bed dwellings, with associated access, parking, landscaping and infrastructure, following demolition of existing dwelling.

Location: **2 Sunning Avenue Sunningdale Ascot SL5 9PN**

Appeal Decision: Dismissed **Decision Date:** 14 June 2016

Main Issue: The proposal would tend to increase the urbanised feel of the area, as opposed to its current more suburban character. The NPPF sets out the importance of the overall scale, density, massing, height and layout of new development in relation to neighbouring buildings and the local area more generally. As a consequence, the proposal would harm the character and appearance of the area and conflict with the development plan and national policies. There could be significant pressure from future occupiers of the houses to lop or fell some of the protected trees at the site, which the Council could find it very difficult to resist, despite the existence of a TPO for the site. Any consequent removal of or damage to the protected trees would have a serious impact on the character of the area. On balance, the key benefit of the development is the provision of housing. While this is to be welcomed in an area with a housing shortfall, this does not justify the objection on environmental grounds. Notwithstanding the social and economic benefits that would derive from the proposal, the harm to the character and appearance of the area is such that the proposal was not considered to represent sustainable development.

Appeal Ref.: 16/00024/REF **Planning Ref.:** 15/02902/FULL **Plns Ref.:** APP/T0355/D/16/3144977

Appellant: Mr John McGowan 10 St James Gate Sunningdale Ascot SL5 9SS

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

Description: Single storey rear extension

Location: **10 St James Gate Sunningdale Ascot SL5 9SS**

Appeal Decision: Allowed **Decision Date:** 7 June 2016

Main Issue: The Inspector concluded that the proposal would not cause unacceptable harm to the protected tree and that it would not subsequently be detrimental to the character and appearance of the area through the loss of a protected feature.

Appeal Ref.: 16/00025/REF **Planning Ref.:** 15/04024/FULL **Plns Ref.:** APP/T0355/D/16/3144532

Appellant: Mr David Hammond **c/o Agent:** Mr Mark Carter Carter Planning Limited 85 Alma Road Windsor Berkshire SL4 3EX

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

Description: Part two, part single storey rear extension, following demolition of existing single storey elements

Location: **41 Beech Hill Road Ascot SL5 0BJ**

Appeal Decision: Dismissed **Decision Date:** 13 June 2016

Main Issue: The Inspector considered that the cumulative proposed use of timber cladding, the unsympathetic replacement of sash and other windows with featureless glazing and the flat roofed nature of the proposal would result in a development which does not integrate with the host dwelling and detracts from the prevalent Victorian character and appearance of the host dwelling and this part of Beech Hill Road.

Appeal Ref.: 16/00031/REF **Planning Ref.:** 15/03943/FULL **Plns Ref.:** APP/T0355/W/16/3144809

Appellant: Mr And Mrs H Uppal **c/o Agent:** Mr Alex Frame ADS Property Services Taradale Little Lane Upper Buckleberry Reading RG7 6QX

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

Description: Erection of 1 x dwelling.

Location: **34 Wharf Road Wraysbury Staines TW19 5JQ**

Appeal Decision: Allowed **Decision Date:** 25 May 2016

Main Issue: The Inspector considered that although the proposal would appear larger than the existing bungalow on site, it would not appear excessively bulky and would strongly reflect the design of the properties opposite. As such, in this regard, the development would not appear incongruous in the street scene. Consequently, the development would not harm the character and appearance of the area and would accord with Policy H10 of the Royal Borough of Windsor and Maidenhead Local Plan (the 'Local Plan') which requires a high standard of design, Policy H11 of the Local Plan which requires development to be compatible with the character of the area, and DG1 of the Local Plan which, among other things, requires all development to be compatible with the street scene.
