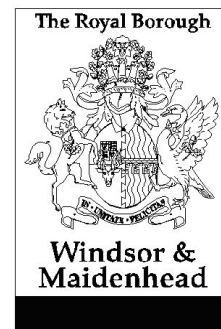


**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

Appeal Decision Report

26 May 2016 - 23 June 2016

MAIDENHEAD



Appeal Ref.: 16/00008/REF **Planning Ref.:** 15/01248/FULL **Plns Ref.:** APP/T0355/W/16/
3142379

Appellant: Mr Martin Ebbetts **c/o Agent:** Mr Allen Watson Buttery And Watson Berry House 78 Altwood Road Maidenhead SL6 4PZ

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

Description: Construction of detached two storey dwelling

Location: **Land To The Rear of 5 To 8 Sunnymede Cottages Ray Mill Road East Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 17 June 2016

Main Issue: The Inspector concludes that as the new dwelling would be substantially smaller than any of the other detached properties in the area; therefore the proposal would contrast with the local characteristic. The plot would be considerably smaller than any of the other plots fronting Sheephouse Road in proximity of the site. The small size of the plot, and of the detached dwelling, would mean that the development would appear cramped and incongruous in the Sheephouse Road street scene. As the proposed dwelling would be sited wholly forward of No 4 Sheephouse Road it would significantly disrupt the building line and so would detract from the appearance of the street scene. The Inspector further concludes that, as the boundary with No 4 Sheephouse Road is a close boarded fence around two metres high and there are a few tall trees on the neighbour's side of the fence, these would do little to screen the proposal. The dwelling would be close to this boundary and, in combination with its height and forward projection, would appear prominently and be overbearing when viewed from No 4. Furthermore, due to its position to the south of No 4, it would be likely to overshadow the house and reduce the amount of sunlight received by the windows on the front elevation, particularly the first floor window above the double garage which is closest to the appeal site. The outlook from No 4 would be detrimentally affected which would harm the living conditions of the occupiers. The Inspector finally concludes that, despite being only one house, it would not be safe from flooding and would increase the number of people at risk of flooding. In the absence of a sequential test, the Inspector concludes that the proposal would be contrary to Policy F1 of the Local Plan which aims to ensure development does not increase the number of people and properties at risk from flooding.

Appeal Ref.: 16/00020/REF **Planning Ref.:** 15/01966/FULL **Plns Ref.:** APP/T0355/W/16/3142751

Appellant: Mr And Mrs A Dhendsa **c/o Agent:** Mr Paul Butt Paul Butt Planning Ltd 8 Hyde Copse Marcham Abingdon Oxfordshire OX13 6PT

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

Description: Construction of 10 dwellings 3 x 1 bed units and 7 x 2 bed units following demolition of property including outbuilding.

Location: **Diwa 2 Norfolk Road Maidenhead SL6 7EE**

Appeal Decision: Dismissed **Decision Date:** 27 May 2016

Main Issue: The main issue is the effect on the character and appearance of the area. A unifying characteristic of the area is that buildings tend to be set back within their plots allowing for soft landscaping works to have taken place, providing visual relief to the otherwise hard edge of the built form along Cookham Road. The extent of the set back proposed would be minimal and would not allow for any substantial or meaningful planting taking into account space constraints and proximity of adjacent habitable rooms. The height of the building combined with its position cramped very close to the highway and lack of potential for meaningful landscaping works would make it appear as a dominant and imposing structure in the street scene. The substantial blank north-west elevation of the building would in part project forward and jar with the front elevation of Spens. The building would also obscure views of the mature trees behind adding to its strident visual impact. Although the Council cannot demonstrate a 5 year housing land supply, the proposal would not meet the high standards of design sought by the NPPF which, considering the highly prominent location of the site would outweigh in importance the relatively limited contribution of the development to any housing supply shortage. The development would not be in keeping with the NPPF when taken as a whole.

Appeal Ref.: 16/00023/REF **Planning Ref.:** 15/01323/FULL **Plns Ref.:** APP/T0355/W/15/3141078

Appellant: Mr Patrick Noone **c/o Agent:** Mr Vincint Verster Vail Williams LLP 550 Thames Valley Park Drive Reading RG6 1RA

Decision Type: Committee **Officer Recommendation:** Application Permitted

Description: Change of use of ancillary outbuilding to single dwelling.

Location: **Dean Farm Alleyns Lane Cookham Maidenhead SL6 9AE**

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

Main Issue: The Inspector found that the position and limited extent of the proposed alterations would result in a neutral impact on the Conservation Area, therefore preserving its character and appearance and no harm to the setting of the listed buildings. The proposal would therefore conform with Policy CA2 of the Royal Borough of Windsor and Maidenhead Local Plan (as altered) 2003 and the National Planning Policy Framework (the Framework) which seek to preserve or enhance the character or appearance of Conservation Areas through high quality design. The proposal is for the re-use of an existing building and would not involve an extension to it. There is no dispute that the building is of permanent and substantial construction and accordingly the proposal would not be regarded as inappropriate development in the Green Belt. In this regard it would not be in conflict with the LP or the Framework.

Appeal Ref.: 16/00033/REF **Planning Ref.:** 15/00393/FULL **Plns Ref.:** APP/T0355/W/16/3143139

Appellant: Mr Stuart Thorn **c/o Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

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

Description: Construction of a detached dwelling with integral garage and new access to Altwood Road

Location: **Land At 59 Altwood Road Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 17 June 2016

Main Issue: The main issues were the effect of the proposal on the character and appearance of the area including its effect on protected trees and on the living conditions of neighbours. The Inspector was not satisfied that the wellbeing of the protected Cedar within the site would be safeguarded and concluded that the proposal would damage the roots resulting in the loss of this significant tree. The Inspector also considered that the proposed driveway would likely damage the roots of a protected strawberry tree, which would threaten the vitality of the tree and lead to the loss of an important feature in the street scene. The loss of both trees would harm the character and appearance of the area contrary to Policy N6 of the Local Plan. In addition, the Inspector considered the proposed dwelling would appear overdominant when viewed from No.1 Altwood Road detrimentally affecting the outlook of this property. As such the proposal would have an adverse effect on the living conditions of the adjoining occupiers and would be contrary to the advice in the NPPF which advises that development should always seek a good standard of amenity for existing occupants.

Appeal Ref.: 16/00035/REF **Planning Ref.:** 15/03864/FULL **Plns Ref.:** APP/T0355/D/16/3146523

Appellant: Mr Lee Hall **c/o Agent:** Mr Peter M Salmon Camber Broad Lane Bracknell Berkshire RG12 9BY

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

Description: Double garage and car port

Location: **Oak Cottage West End Road Waltham St Lawrence Reading RG10 0NL**

Appeal Decision: Dismissed **Decision Date:** 1 June 2016

Main Issue: The Inspector concludes that the new garage and car port would be inappropriate development in the Green Belt; further harm would be caused as a result of loss of openness. The Inspector gives limited weight to the material considerations cited in support of the proposal and concludes that, taken together, they do not outweigh the harm the proposed development would cause to the Green Belt. Consequently, the very special circumstances necessary to justify the proposal do not exist.

Appeal Ref.: 16/00037/REF **Planning Ref.:** 15/03758/FULL **Plns Ref.:** APP/T0355/D/16/3146726

Appellant: Mrs S Mead **c/o Agent:** Mr P Emmett Emmetts Architecture 20 High Street Croughton Brackley NN13 5LT

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

Description: Part retrospective open logia adjacent to existing swimming pool

Location: **Manor House Bradenham Lane Bisham Marlow SL7 1SB**

Appeal Decision: Dismissed **Decision Date:** 8 June 2016

Main Issue: The Inspector considered that the building is larger than is strictly necessary to protect access to the plant room. The proposal would be quite large in respect of its floor area and height, although its impact would be somewhat reduced by the lack of enclosures on two sides and it would result in a material reduction in the openness of the Green Belt. The Inspector therefore concluded there are no very special circumstances to justify the development. The proposal conflicts with local plan policies GB1 and GB2(A) and the Framework.

Appeal Ref.: 16/00039/REF **Planning Ref.:** 15/04016/FULL **Plns Ref.:** APP/T0355/D/16/3147692

Appellant: Mr Duncan Innes 7 Switchback Road South Maidenhead SL6 7QR

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

Description: Construction of vehicular access.

Location: **7 Switchback Road South Maidenhead SL6 7QR**

Appeal Decision: Allowed **Decision Date:** 21 June 2016

Main Issue: The Inspector found that the alternative parking which appears to be available in the layby opposite or on street appears less satisfactory from a consideration of highways safety and particularly in terms of pedestrian safety. Parking within the front garden area would improve pedestrian safety and would not materially affect highway safety. The proposal would not compromise highway safety and would improve pedestrian safety.

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

Appellant: Mr Adrian Wheeler 3 Switchback Road South Maidenhead SL6 7QR

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

Description: Alterations to driveway including dropped kerb.

Location: **3 Switchback Road South Maidenhead SL6 7QR**

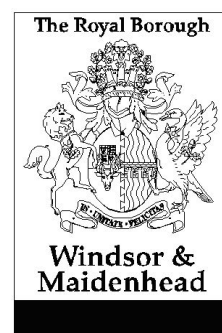
Appeal Decision: Allowed **Decision Date:** 21 June 2016

Main Issue: The Inspector found that the alternative parking which appears to be available in the layby opposite or on street appears less satisfactory from a consideration of highways safety and particularly in terms of pedestrian safety. Parking within the front garden area would improve pedestrian safety and would not materially affect highway safety. The proposal would not compromise highway safety and would improve pedestrian safety.

Planning Appeals Received

26 May 2016 - 23 June 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 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: Waltham St Lawrence Parish
Appeal Ref.: 16/60056/NONDET **Planning Ref.:** 16/00584/FULL **PIns Ref.:** APP/T0355/W/16/3150386
Date Received: 26 May 2016 **Comments Due:** 30 June 2016
Type: Non-determination **Appeal Type:** Hearing
Description: Conversion of existing barn to a dwelling with ancillary landscaping works
Location: **Paradise Farm Twyford Road Waltham St Lawrence Reading RG10 0HL**
Appellant: Mr B Palmer-Page **c/o Agent:** Mr Martin Crook MSC Planning Ltd 259 Amersham Road Hazlemere High Wycombe Buckinghamshire HP15 7 QW

Parish/Ward: Waltham St Lawrence Parish
Appeal Ref.: 16/60057/NONDET **Planning Ref.:** 16/00585/LBC **PIns Ref.:** APP/T0355/Y/16/3150390
Date Received: 26 May 2016 **Comments Due:** 30 June 2016
Type: Non-determination **Appeal Type:** Hearing
Description: Consent to convert existing barn to a dwelling with ancillary landscaping works
Location: **Paradise Farm Twyford Road Waltham St Lawrence Reading RG10 0HL**

Appellant: Mr B Palmer-Page **c/o Agent:** Mr Martin Crook MSC Planning Ltd 259 Amersham Road
Hazlemere High Wycombe Buckinghamshire HP15 7 QW

Parish/Ward:
Appeal Ref.: 16/60060/REF **Planning Ref.:** 16/00785/FULL **Plns Ref.:** APP/T0355/W/16/
3151162

Date Received: 7 June 2016 **Comments Due:** 12 July 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Change of use of existing detached ancillary playroom to a self-contained separate one
bedroom dwelling with retention of detached garage, existing garden and off street parking

Location: **47 Allenby Road Maidenhead SL6 5BE**
Appellant: Mr Ricky Davidson **c/o Agent:** Mr Tom McArdle Pike Smith _ Kemp Ltd, The Granary Hyde
Farm, Marlow Road Maidenhead Berkshire SL6 6PQ

Parish/Ward: White Waltham Parish
Appeal Ref.: 16/60062/NONDET **Planning Ref.:** 16/00960/VAR **Plns Ref.:** APP/T0355/W/16/
3151815

Date Received: 15 June 2016 **Comments Due:** 20 July 2016
Type: Non-determination **Appeal Type:** Written Representation
Description: Construction of a detached 2 bedroom agricultural workers dwelling as approved under
planning permission 09/02083 without complying with condition 3 (Agricultural occupancy) to
vary the wording of the condition

Location: **Glebeland Farm Drift Road Maidenhead SL6 3ST**
Appellant: Ms J Bennett **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp The Granary Hyde Farm Marlow
Road Maidenhead Berkshire SL6 6PQ

Parish/Ward: White Waltham Parish
Appeal Ref.: 16/60063/NONDET **Planning Ref.:** 15/02303/FULL **Plns Ref.:** APP/T0355/W/16/
3151610

Date Received: 15 June 2016 **Comments Due:** 20 July 2016
Type: Non-determination **Appeal Type:** Written Representation
Description: Change of use from agriculture to equestrian to install full size polo pitch and associated
stick and ball pitch

Location: **Glebeland Farm Drift Road Maidenhead SL6 3ST**
Appellant: Ms J Bennet **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Ltd The Granary Hyde
Farm Marlow Road Maidenhead Berkshire SL6 6PQ

Parish/Ward: White Waltham Parish
Appeal Ref.: 16/60064/NONDET **Planning Ref.:** 15/02344/OUT **Plns Ref.:** APP/T0355/W/16/
3151615

Date Received: 15 June 2016 **Comments Due:** 20 July 2016
Type: Non-determination **Appeal Type:** Written Representation
Description: Construction of quadrangle of 66 no. stables, tack rooms, feed stores, hay barn and groom's
day room following demolition of existing agricultural buildings

Location: **Glebeland Farm Drift Road Maidenhead SL6 3ST**
Appellant: Ms J Bennet **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Ltd The Granary Hyde
Farm Marlow Road Maidenhead Berkshire SL6 6PQ