

Appeal Decision Report

4 June 2016 - 8 July 2016

The Royal Borough



Windsor &
Maidenhead

WINDSOR URBAN

Appeal Ref.: 16/00018/REF **Planning Ref.:** 15/03677/FULL **Plns Ref.:** APP/T0355/W/16/
3142823

Appellant: Mrs S Quinlan **c/o Agent:** Mr Duncan Duncan Gibson Duncan Gibson Consultancy 74
Parsonage Lane Windsor SL4 5EN

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

Description: Construction of 1 no. detached dwelling

Location: **Land At 17 Rydings Windsor**

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

Main Issue: The Inspector states that despite being wider, the proposed dwelling would be in keeping with the height and appearance of the donor property and other dwellings in the same terrace. Although its corner location and diagonal boundary line would compromise the symmetry of the front garden area, there are similar design compromises elsewhere in the locality resulting from space constraints. The Inspector concludes therefore that the proposed development would not harm the character and appearance of the area and having had regard to all other matters raised concludes that the appeal should succeed and planning permission be granted.

Appeal Ref.: 16/00036/REF **Planning Ref.:** 15/01185/OUT **Plns Ref.:** APP/T0355/W/16/
3145536

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

Decision Type: Committee **Officer Recommendation:** Refuse

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**

Appeal Decision: Dismissed **Decision Date:** 9 June 2016

Main Issue: The proposal would be inappropriate in, and lead to a significant reduction in the openness of, the Green Belt. Furthermore it would be likely to materially harm the character and appearance, and ecology, of the area. There are also unresolved flood risk issues. The substantial harm that would be caused by the proposal in these regards would not be clearly outweighed by the significant benefits identified, and therefore very special circumstances to justify the proposal do not exist.

Appeal Ref.: 16/00043/REF **Planning Ref.:** 15/04028/TPO **Plns Ref.:** APP/TPO/T035
5/5120

Appellant: Karen Mitchell - First Port Property **c/o Agent:** Mr Tom Butterfield Dryad Tree Specialists
Ltd Oak Hill Wood Street Village Guildford Surrey GU3 3ET

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

Description: (T1) Oak (TPO 039 of 1996) - See description of works

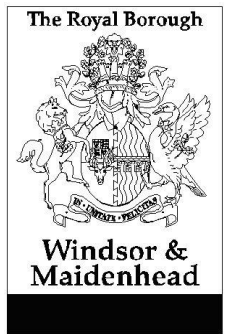
Location: **Path Adjacent 25 Nightingale Walk Windsor**

Appeal Decision: Allowed **Decision Date:** 28 June 2016

Main Issue: The appeal tree makes a significant contribution to the visual amenity of the locality, street scene and the wider landscape and the proposed work would have no materially adverse effect on the form of the character and appearance of the area. The work can be justified on grounds of safety and amenity benefits.

Planning Appeals Received

4 June 2016 - 8 July 2016



WINDSOR URBAN

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:	Datchet Parish	Enforcement Ref.:	15/50554/ENF	PIns Ref.:	APP/T0355/C/16/3150896
Appeal Ref.:	16/60068/ENF				
Date Received:	28 June 2016		Comments Due:	9 August 2016	
Type:	Enforcement Appeal		Appeal Type:	Inquiry	
Description:	Appeal against the enforcement notice: Without planning permission the material change of use of the Land from residential to a mixed use of residential and business.				
Location:	32 Montrose Way Datchet Slough SL3 9ND				
Appellant:	Maninder Singh Viridi c/o Agent: Mr Anil Kakaria 18 Fairfield Avenue Datchet Slough SL3 9NQ				