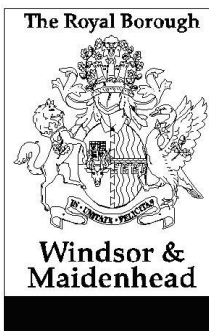


**Appeal Decision Report**  
**16 June 2016 - 15 July 2016**  
**Windsor Rural**



**Appeal Ref.:** 16/00032/REF    **Planning Ref.:** 15/02779/FULL    **Plns Ref.:** APP/T0355/W/16/3145693  
**Appellant:** Ascot Developments **c/o Agent:** Mr Krzys Lipinski 39 Roundwood Road High Wycombe  
Buckinghamshire HP12 4HD  
**Decision Type:** Delegated    **Officer Recommendation:** Refuse  
**Description:** Erection of 2 No. detached dwellings with associated garaging and new access following demolition of existing dwelling  
**Location:** **Ellerslie Coronation Road Ascot SL5 9LQ**  
**Appeal Decision:** Dismissed    **Decision Date:** 16 June 2016  
**Main Issue:** The Inspector concluded that the cramped appearance of the development, the loss of protected trees G2l, G2s and G2t, and the potential for other protected trees to be lost because of the damage to their roots, would harm the spacious and verdant character and appearance of the area.

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**Appeal Ref.:** 16/00038/PRPA    **Planning Ref.:** 15/03518/TPO    **Plns Ref.:** APP/TPO/T0355/5123  
**Appellant:** Mr Ben Flegg **c/o Agent:** Mr Trevor Heaps THAC Ltd 168 Whitby Road Ruislip London HA4 9DR  
**Decision Type:** Delegated    **Officer Recommendation:** Partial Refusal/Partial Approval  
**Description:** (T1) Sycamore - crown reduction by 1.5m on the northern, western and southern sides and by up to 2.5m on the eastern side, Crown lift to 6m. (T2) Sycamore - crown reduction by 1.5m on the northern, western and southern sides and by up to 2.5m on the eastern side, Crown lift to 5m from ground level removing secondary and tertiary branches only.  
**Location:** **16 Orchard Road Old Windsor Windsor SL4 2RZ**  
**Appeal Decision:** Allowed    **Decision Date:** 23 June 2016  
**Main Issue:** The trees make a positive contribution to the amenity of the area and the proposed works can be justified in controlling the canopy growth without excessively reducing their visual amenities to the locality and wider area.

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**Appeal Ref.:** 16/00012/REF    **Planning Ref.:** 15/01517/FULL    **Plns Ref.:** APP/T0355/W/15/3139436  
**Appellant:** Mr Dudley Mills - Kebbell **c/o Agent:** Mr Murray Chrystal Woolf Bond Planning The Mitfords  
Basingstoke Road Three Mile Cross Reading RG7 1AT  
**Decision Type:** Committee    **Officer Recommendation:** Application Permitted  
**Description:** New building to provide 4 x 2 No. bedroom and 1 x 3 No. bedroom apartments, detached triple garage, detached bin store, associated parking and landscaping following demolition of existing property.  
**Location:** **Four Seasons Bagshot Road Ascot SL5 9JL**  
**Appeal Decision:** Dismissed    **Decision Date:** 29 June 2016  
**Main Issue:** The Inspector found that the proposal is acceptable in terms of its effect on the character and appearance of the site and the surrounding area. However, it was not certain that the measures necessary to mitigate the significant effect the proposal would be likely have on part of the SPA could be secured through the mechanism of a negatively worded condition. Therefore the provisions of the Conservation of Habitat and Species Regulations 2010 and Circular 06/2005 required the appeal to be dismissed.

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## Planning Appeals Received

16 June 2016 - 15 July 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](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:** Sunningdale Parish  
**Appeal Ref.:** 16/60066/NONDET **Planning Ref.:** 16/01179/FULL **PIns Ref.:** APP/T0355/W/16/3152607  
**Date Received:** 22 June 2016 **Comments Due:** 27 July 2016  
**Type:** Non-determination **Appeal Type:** Written Representation  
**Description:** Erection of 5 x apartments with associated works  
**Location:** **Land At Hill House Cross Road Sunningdale Ascot**  
**Appellant:** Mr Dudley Mills - Kebbell Developments Ltd **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB

**Parish/Ward:** Sunningdale Parish  
**Appeal Ref.:** 16/60067/NONDET **Planning Ref.:** 16/00266/FULL **PIns Ref.:** APP/T0355/W/16/3147424  
**Date Received:** 22 June 2016 **Comments Due:** 27 July 2016  
**Type:** Non-determination **Appeal Type:** Written Representation  
**Description:** Erection of 4 x apartments (3 x 2 bed and 1 x 3 bed).  
**Location:** **Land At Hill House Cross Road Sunningdale Ascot**  
**Appellant:** Kebbell Developments Ltd **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hampshire GU34 4NB

**Parish/Ward:** Sunninghill And Ascot Parish  
**Appeal Ref.:** 16/60069/NONDET **Planning Ref.:** 16/01232/FULL **PIns Ref.:** APP/T0355/W/16/3153088  
**Date Received:** 29 June 2016 **Comments Due:** 3 August 2016  
**Type:** Non-determination **Appeal Type:** Written Representation  
**Description:** Erection of 2 No.detached dwellings, detached carport and new access and single storey rear extension and associated works to The Garden Lodge, following part demolition of Orchard Cottage.  
**Location:** **The Garden Lodge Bagshot Road Ascot SL5 9JG**  
**Appellant:** Alchemistico Ltd **c/o Agent:** Mr Martin Leay Martin Leay Associates 87 Ewen Cirencester GL7 6BT

**Parish/Ward:** Old Windsor Parish  
**Appeal Ref.:** 16/60070/REF **Planning Ref.:** 15/03143/FULL **PIns Ref.:** APP/T0355/W/16/3152712  
**Date Received:** 30 June 2016 **Comments Due:** 4 August 2016  
**Type:** Refusal **Appeal Type:** Written Representation  
**Description:** Construction of barn  
**Location:** **Land At Priory Stables Church Road Old Windsor Windsor**  
**Appellant:** Mr David Holmes - G F Falconer Sorbon 24 - 26 Aylesbury End Beaconsfield Buckinghamshire HP9 1LW

**Parish/Ward:** Sunninghill And Ascot Parish  
**Appeal Ref.:** 16/60071/NONDET **Planning Ref.:** 16/00947/FULL **PIns Ref.:** APP/T0355/W/16/3153212  
**Date Received:** 14 July 2016 **Comments Due:** 18 August 2016  
**Type:** Non-determination **Appeal Type:** Written Representation

**Description:** Two detached houses with integral garages and revised access arrangements following demolition of existing house  
**Location:** **The Chalet Ravensdale Road Ascot SL5 9HJ**  
**Appellant:** Heywood Real Estates (The Chalet) Ltd **c/o Agent:** Mr Robert Clarke R Clarke Planning Ltd Kewferry Farm Rickmansworth Road Northwood Middlesex HA6 2RF