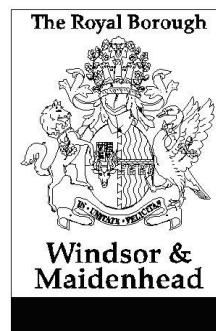


Planning Appeals Received

16 July - 8 September 2016



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 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

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

Ward:

Parish: Sunninghill And Ascot Parish
Appeal Ref.: 16/60074/REF **Planning Ref.:** 16/00438/FULL **Plns Ref.:** APP/T0355/W/16/3152097
Date Received: 18 July 2016 **Comments Due:** 22 August 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Replacement dwelling with lower ground and basement and detached garage with accommodation above following demolition of existing dwelling.
Location: **Sunnycroft Larch Avenue Ascot SL5 0AP**
Appellant: Crownvale Properties Ltd **c/o Agent:** Ms Louise Morton Quadrant Town Planning Ltd The Office 14 Harcourt Close Henley-On-Thames Oxfordshire RG9 1UZ

Ward:

Parish: Old Windsor Parish
Appeal Ref.: 16/60076/NONDET **Planning Ref.:** 16/01175/FULL **Plns Ref.:** APP/T0355/W/16/3154088
Date Received: 18 July 2016 **Comments Due:** 22 August 2016
Type: Non-determination **Appeal Type:** Written Representation
Description: Erection of 4 x dwellings with associated works, following demolition of existing garage block
Location: **Garages To The South West of Lynwood Cottages Robin Willis Way Old Windsor Windsor**
Appellant: Mr Christopher Andrews **c/o Agent:** Mr David Stewart David J Stewart Associates Bloxham Business Centre Barford Road Bloxham Banbury OX15 4FF

Ward:

Parish: Sunningdale Parish
Appeal Ref.: 16/60080/REF **Planning Ref.:** 16/00159/FULL **Plns Ref.:** APP/T0355/W/16/3149232
Date Received: 3 August 2016 **Comments Due:** 7 September 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of detached replacement dwelling, with associated off road parking, access and landscaping following demolition of existing buildings
Location: **Oak Cottage 1 High Street Sunningdale Ascot SL5 0LX**
Appellant: Mr T Malhas **c/o Agent:** Mr Jason O'Donnell Arktec Ltd Lodge Farm Barn Elvetham Park Estate Fleet Road Hartley Wintney Hampshire RG27 8AS

Ward:

Parish: Sunninghill And Ascot Parish
Appeal Ref.: 16/60081/REF **Planning Ref.:** 16/00117/FULL **Plns Ref.:** APP/T0355/W/16/

3154153

Date Received: 9 August 2016
Type: Refusal
Description: Erection of 3x detached two storey dwellings with access driveways following the demolition of 9 Llanvair Close
Location: **9 Llanvair And Rear of 11 Llanvair Close Ascot**
Appellant: Mr Martin Brebner - Wentworth Homes **c/o Agent:** Mr Ian Phillips Cunnane Town Planning Churchward House 4 Foundry Court Gogmore Lane Chertsey Surrey KT16 9AP
Comments Due: 13 September 2016
Appeal Type: Written Representation

Appeal Ref.: 16/60055/REF **Planning Ref.:** 15/02474/FULL **Plns Ref.:** APP/T0355/W/16/3147112

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

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

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**

Appeal Decision: Allowed **Decision Date:** 17 August 2016

Main Issue: The Inspector considered that the mature landscaping of the site and surroundings and the substantial set back from the road would ensure that the building held a recessive position in the street scene. The Inspector considered that the building would be part of a complex within a well landscaped area, which would sit comfortably with the character of its immediate surroundings and the pockets of development in landscaped surroundings. The Inspector recognised that the proposed terraced plots would subdivide the rear amenity space into individual gardens and these would produce plots that would be narrower than surrounding plots, and whilst this potentially could have an effect on the character of an area, the Inspector was satisfied that given the set back of the site, the location of the proposed terrace building, the relationship with adjoining properties and the location of public vantage points this would not be readily visible in the area. They concluded that there would not be a significant effect on the appearance of the area and the wider character would not be substantially harmed. The Inspector was of the view that the additional housing provision in the absence of a five year housing land supply was of significant local and district benefit. They also thought that the increased flood storage capacity and improved water run-off were site specific and the economic benefits resultant from occupation would be into the local economy which were wider sustainability benefits, which met the requirements of the Exceptions Test. In respect of the use of voids, the Inspector addressed the concerns from the Council over potential blockage either from storage or debris, however, the Inspector concluded that not using voids was not part of policy F1, and therefore had less weight. It was also from a policy document from 1999. The Inspector considered the use of voids was acceptable.

Appeal Ref.: 16/60061/PRPA **Planning Ref.:** 16/00182/TPO **Plns Ref.:** APP/TPO/T0355/5239

Appellant: Judith Macfarlane **c/o Agent:** Mr Ben Abbatt Sapling Arboriculture Ltd 94 Mount Pleasant Road Alton Hants GU34 2RS

Decision Type: **Officer Recommendation:** Partial Refusal/Partial Approval

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**

Appeal Decision: Allowed **Decision Date:** 30 August 2016

Main Issue: The appeal oak tree makes a contribution to the local landscape and the proposed pruning is likely to have a moderate adverse effect on the shape and form of the appeal tree and on amenity. On the basis of the evidence the Inspector finds the reasons for pruning marginally outweigh the amenity value of the tree and warrant the proposed works. The Inspector concluded that the proposed pruning of the appeal oak tree is warranted on the evidence and therefore allows the appeal, subject to conditions.

Appeal Ref.: 16/00026/REF **Planning Ref.:** 15/02473/FULL **Plns Ref.:** APP/T0355/W/16/3144941
Appellant: Mr Richard Barter - Millgate **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates
Highway House Lower Froyle Hants GU34 4NB
Decision Type: Committee **Officer Recommendation:** Defer Legal Agreement
Description: Conversion of The White House and The Wee Flat from offices into residential dwellings
Location: **The White House And Wee Flat Englemere Estate Kings Ride Ascot**
Appeal Decision: Allowed **Decision Date:** 7 September 2016

Main Issue:

Appeal Ref.: 16/00027/REF **Planning Ref.:** 15/02450/VAR **Plns Ref.:** APP/T0355/W/16/3144940
Appellant: Mr Richard Barter - Millgate **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates
Highway House Lower Froyle Hants GU34 4NB
Decision Type: Committee **Officer Recommendation:** Application Permitted
Description: Redevelopment to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas as approved under planning permission 13/03515 without complying with condition 18 (demolition of outbuildings) to include the retention of The White House and The Wee Flat
Location: **Former Englemere House Englemere Estate Kings Ride Ascot**
Appeal Decision: Allowed **Decision Date:** 7 September 2016

Main Issue:

Appeal Ref.: 16/60066/NOND ET **Planning Ref.:** 16/01179/FULL **Plns Ref.:** APP/T0355/W/16/3152607
Appellant: Mr Dudley Mills - Kebbell Developments Ltd **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates
Highway House Lower Froyle Hants GU34 4NB
Decision Type: Committee **Officer Recommendation:** Would Have Approved
Description: Erection of 5 x apartments with associated works
Location: **Land At Hill House Cross Road Sunningdale Ascot**
Appeal Decision: Dismissed **Decision Date:** 7 September 2016

Main Issue: The main issues considered were the effect on the appearance and life expectancy of a large protected oak tree to the rear of the proposed apartment building, and the effect on the Thames Basin Heaths Special Protection Area and SSSI. The Inspector concluded that relationship between the proposed building and the protected oak tree would be satisfactory, but dismissed the appeals because there were no satisfactory measures in place to mitigate the impact on the SPA / SSSI.

Impacts on the privacy of neighbours were also considered. The Inspector considered that the relationship of the proposed building with the neighbouring Richmond House and Hill House would be satisfactory in terms of privacy, light and visual impacts.

Appeal Ref.: 16/60067/NOND **Planning Ref.:** 16/00266/FULL **Plns Ref.:** APP/T0355/W/16/
ET 3147424

Appellant: Kebbell Developments Ltd **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates
Highway House Lower Froyle Hampshire GU34 4NB

Decision Type: Committee **Officer Recommendation:** Would Have
Approved

Description: Erection of 4 x apartments (3 x 2 bed and 1x 3 bed).

Location: Land At Hill House Cross Road Sunningdale Ascot

Appeal Decision: Dismissed **Decision Date:** 7 September 2016

Main Issue: The main issues considered were the effect on the appearance and life expectancy of a large protected oak tree to the rear of the proposed apartment building, and the effect on the Thames Basin Heaths Special Protection Area and SSSI. The Inspector concluded that relationship between the proposed building and the protected oak tree would be satisfactory, but dismissed the appeals because there were no satisfactory measures in place to mitigate the impact on the SPA / SSSI.

Impacts on the privacy of neighbours were also considered. The Inspector considered that the relationship of the proposed building with the neighbouring Richmond House and Hill House would be satisfactory in terms of privacy, light and visual impacts.
