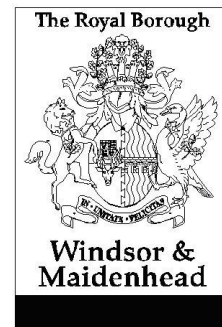


Appeal Decision Report

7 September 2016 - 6 October 2016

WINDSOR RURAL



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: The proposed development would result in no increase to the bulk of The White House, while for The Wee Flat there would be an increase in volume of 11%. The Inspector considered that this would have an insignificant effect on openness and mean that the proposal would therefore preserve the openness of the Green Belt. As such the proposed conversion of The White House and The Wee Flat would not be inappropriate development in the Green Belt. The Inspector also concluded that absence of a financial contribution towards affordable housing should not stand against the proposal, and that there would be no conflict with LP Policy H3.

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: The Inspector considered the proposed retention of The White House and The Wee Flat within the context of the impacts of the approved 17-apartment scheme on Green Belt openness, and concluded that the proposal to retain the two buildings would not constitute inappropriate development in the Green Belt.

Appeal Ref.: 16/60074/REF **Planning Ref.:** 16/00438/FULL **Plns Ref.:** APP/T0355/W/16/3152097

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

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

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**

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

Main Issue: The Inspector concluded that the proposed dwelling, by virtue of its design would be out of keeping with the character and appearance of the area. The Inspector also considered that the eastern end of the proposed dwelling would be located very close to other protected trees, and whilst direct sunlight may only be affected in the early to mid-morning, these trees would inevitably inhibit daylight to numerous habitable room windows and create a gloomy outlook. The Inspector considered that there might be pressure to fell or severely prune the trees at a later date and it may be difficult for the Council to resist an application if the living conditions of occupiers are substantially affected by a lack of light or outlook, and so the appeal was dismissed on the impact on trees also.

Appeal Ref.: 16/60076/NOND **Planning Ref.:** 16/01175/FULL **Plns Ref.:** APP/T0355/W/16/3154088

Appellant: Mr Christopher Andrews **c/o Agent:** Mr David Stewart David J Stewart Associates Bloxham Business Centre Barford Road Bloxham Banbury OX15 4FF

Decision Type: Delegated **Officer Recommendation:** Would Have Refused

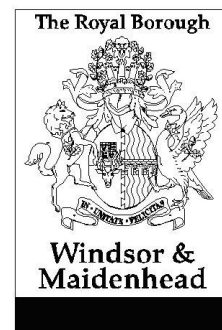
Description: Erection of 4 x dwellings with associated works, following demolition of existing garage block

Location: **Garages To The South West of Lynwood Cottages Robin Willis Way Old Windsor Windsor**

Appeal Decision: Dismissed **Decision Date:** 26 September 2016

Main Issue: The Inspector concluded that the proposed development would be subject to unacceptable flood-risk and would therefore be contrary to Local Plan Policy F1 which seeks to ensure that there is not an increase in the number of properties at risk from flooding.

Planning Appeals Received
9 September 2016 - 6 October 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

Ward:
Parish: Wraysbury Parish
Appeal Ref.: 16/60086/REF **Planning Ref.:** 16/01352/FULL **PIns Ref.:** APP/T0355/W/16/3154594
Date Received: 22 September 2016 **Comments Due:** 27 October 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Erection of detached dwelling.
Location: **Land Between 9 And 15 Fairfield Approach Wraysbury Staines**
Appellant: Mr Ranjit Singh Khinda **c/o Agent:** Mr Stephen Connell GC Planning Partnership Ltd Bedford I-Lab Stannard Way Priory Business Park Bedford MK44 3RZ

Ward:
Parish: Sunninghill And Ascot Parish
Appeal Ref.: 16/60088/PRPA **Planning Ref.:** 16/02142/TPO **PIns Ref.:** APP/TPO/T0355/5485
Date Received: 6 October 2016 **Comments Due:** 17 November 2016
Type: Part Refusal/Part Approval **Appeal Type:** Hearing
Description: T1 Spruce - Fell and replace.
Location: **Pegasus 3 Spinney Close Ascot SL5 7FS**
Appellant: Mr Timothy Steeds Pegasus 3 Spinney Close Ascot SL5 7FS