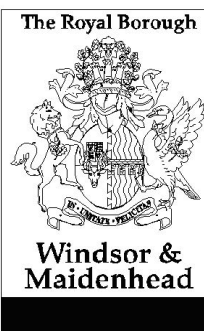


Planning Appeals Received

20 September 2016 - 12 October 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

Ward:

Parish: Bray Parish
Appeal Ref.: 16/60083/REF **Planning Ref.:** 16/01201/FULL **Plns Ref.:** APP/T0355/D/16/3158107
Date Received: 20 September 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Construction of detached garage and alterations to driveway
Location: **Katura Fifield Road Fifield Maidenhead SL6 2NX**
Appellant: Mr Arvydas Kolelis **c/o Agent:** Mr Peter M Salmon Camber Broad Lane Bracknell Berkshire RG12 9BY

Ward:

Parish: Cookham Parish
Appeal Ref.: 16/60084/ENF **Enforcement Ref.:** 16/50256/ENF **Plns Ref.:** APP/T0355/C/16/3157195
Date Received: 20 September 2016 **Comments Due:** 1 November 2016
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice, without planning permission the erection of a building.
Location: **Land Between Lightlands Lane And Strande View Walk And Strande Lane Cookham Maidenhead**
Appellant: Mr Samuel Driver **c/o Agent:** Mr Tony Kernon Kernon Countryside Consultants Greenacres Barn Purton Stoke Swindon Wiltshire SN5 4LL

Ward:

Parish: Maidenhead Unparished
Appeal Ref.: 16/60085/NONDET **Planning Ref.:** 16/00321/FULL **Plns Ref.:** APP/T0355/W/16/3154520
Date Received: 22 September 2016 **Comments Due:** 27 October 2016
Type: Non-determination **Appeal Type:** Written Representation
Description: Construction of 6 x apartments and 4 x dwellings following demolition of existing dwelling.
Location: **33 Cannon Court Road Maidenhead**
Appellant: Nascot Homes Ltd **c/o Agent:** Mr Nicholas Cobbold Bell Cornwell Partnership Oakview House Station Road Hook Hampshire RG27 9TP

Ward:

Parish: White Waltham Parish
Appeal Ref.: 16/60087/REF **Planning Ref.:** 16/01347/FULL **Plns Ref.:** APP/T0355/D/16/3157641
Date Received: 6 October 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: First floor side extension.
Location: **Westwood House Walgrove Gardens White Waltham Maidenhead SL6 3SL**

Appellant: Mr Ian Affleck **c/o Agent:** Mr Freddy Felix Studio Felix Ltd 14 Mellor Close Walton On Thames KT12 3RX

Ward:
Parish: White Waltham Parish
Appeal Ref.: 16/60089/REF **Planning Ref.:** 16/00971/FULL **Plns Ref.:** APP/T0355/W/16/3156047
Date Received: 11 October 2016 **Comments Due:** 15 November 2016
Type: Refusal **Appeal Type:** Written Representation
Description: Construction of garage (retrospective)
Location: **New Farm New Farm Fishery Drift Road Maidenhead SL6 3ST**
Appellant: Mr Roy Keates **c/o Agent:** Miss Lottie Burgess Pike Smith And Kemp Ltd The Granary Hyde Farm Marlow Road Maidenhead SL6 6PQ

Ward:
Parish: Hurley Parish
Appeal Ref.: 16/60090/COND **Planning Ref.:** 16/01753/FULL **Plns Ref.:** APP/T0355/W/16/3156065
Date Received: 11 October 2016 **Comments Due:** 15 November 2016
Type: Appeal against conditions imposed **Appeal Type:** Written Representation
Description: Single storey rear extension
Location: **Honey Lane Farm Honey Lane Hurley Maidenhead SL6 6RG**
Appellant: Mr Nick Evans **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Ltd The Granary Hyde Farm Marlow Road Maidenhead SL6 6PQ

Ward:
Parish: Bray Parish
Appeal Ref.: 16/60091/NONDET **Planning Ref.:** 16/01090/FULL **Plns Ref.:** APP/T0355/W/16/3155315
Date Received: 12 October 2016 **Comments Due:** 16 November 2016
Type: Non-determination **Appeal Type:** Written Representation
Description: Alterations and extension to roof to provide additional habitable accommodation, amendments to fenestration and demolition of existing conservatory
Location: **Longlea Fifield Road Fifield Maidenhead SL6 2PG**
Appellant: Mr Rowen Atkinson - Atkinsons Private Nursing Homes **c/o Agent:** Mr Paul Devine Left City Ltd Storey B/2 160 West George Street Glasgow G2 2HG



Appeal Decision Report

6 September 2016 - 12 October 2016

MAIDENHEAD

Appeal Ref.: 16/00011/REF **Planning Ref.:** 15/03550/PDXL **Plns Ref.:** APP/T0355/X/15/
3143755

Appellant: Mr And Mrs O Gooch **c/o Agent:** Mr P Mackrory 17 Bissley Drive Maidenhead SL6 3UX

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

Description: Single storey rear extension no greater than 6m depth, 4m high and eaves height of 2.5m

Location: **62 Portlock Road Maidenhead SL6 6DZ**

Appeal Decision: Dismissed **Decision Date:** 6 September 2016

Main Issue: In the Inspector's opinion, the house has two side elevation walls - the wall that forms the side elevation of the house and the outer side elevation of the outrigger and the wall that forms the inner side elevation of the outrigger. The outrigger is part of the original house and the enlarged part would extend beyond the wall that forms its inner side elevation. Although it would not exceed 4 metres in height or have more than a single storey, the enlarged part would have a width greater than half the width of the original house, since it is proposed to demolish the outrigger and construct an enlargement that would be the full width of the house. Limitation (j) would therefore be infringed.

Appeal Ref.: 16/60072/REF **Planning Ref.:** 15/02671/FULL **Plns Ref.:** APP/T0355/W/16/
3150215

Appellant: Leon Tusz Developments Ltd **c/o Agent:** Mr Jake Collinge - JCPC Ltd 5 Buttermarket
Thame Oxfordshire OX9 3EW

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

Description: Erection of two buildings comprising 7 x 1-bed units with access, parking and amenity space

Location: **31 - 33 Belmont Road Maidenhead**

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

Main Issue: The appellant's position is that the proposed development of seven 1-bedroom flats would generate some 18.8 trips, which would be similar to the level of trips to the extant planning permission for two 3-bedroom houses. The trip figure has been arrived at by using TRICS data. The Council was of the opinion that the proposal would generate between 14 and 28 movements per day based on the Council's SPD for Planning Obligations and Developers' Contributions to Infrastructure and Amenity Requirements 2014. However, the Planning Inspector considered that this document is for calculating developer contributions rather than assessing highway safety and therefore afforded limited weight. Moreover, whilst the Council's SPD may have some basis in TRICS data, it is much less refined than the TRICS data put forward by the appellant. Due to the rudimentary nature of the Council's evidence it was not agreed that the proposed development would generate materially more trips than the approved scheme and consequently harm highway safety.