

Appeal Decision Report

11TH November – 3rd December 2008

WINDSOR



Appeal Ref.: 08/60070/REF **Planning Ref.:** 07/02897/FULL **Plns Ref.:** APP/T0355/A/08/2070628

Appellant: Hicks Developments **c/o Agent:** Davis Planning 2 The Vines Barkham Wokingham Berkshire RG41 4YY

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

Description : Construction of a 5-bedroom detached dwelling

Location: Land Adj Coach House Wells Lane Ascot SL5 7DY

Appeal Decision: Dismissed **Decision Date:** 19 November 2008

Main Issue: The development would lead to pressure to severely prune or remove TPO trees to the detriment of the character of the area. The development lies within 5 km of Chobham Common and it is not possible at the present time of be certain that the appeal proposal would not have an adverse effect, in combination with other projects, upon the SPA.

Appeal Ref.: 08/60078/ENF **Enforcement Ref.:** 07/00504/ENF **Plns Ref.:** APP/T0355/C/08/2071767

Appellant: Wellington Pub Co. **c/o Agent:** Cooper Environmental Planning 12 Holmers Road Windsor SL4 5RG

Decision Type: Issue Notice **Officer Recommendation:**

Description : Appeal against the Enforcment Notice for: Construction of timber decking and steel framework

Location: Pazzia Ristorante London Road Sunninghill Ascot SL5 0PN

Appeal Decision: Part Allowed **Decision Date:** 1 December 2008

Main Issue: The Inspector dismissed the appeal as being "inappropriate" development in the GB and on the grounds of the adverse effect on the immediate neighbours. However, he extended the required period to remove all the decking and balustrade from 1 month to 3 months.

Appeal Ref.: 08/60084/REF **Planning Ref.:** 07/02776/FULL **Plns Ref.:** APP/T0355/A/08/2074017

Appellant: Mr And Mrs T Hessian **c/o Agent:** MIG Building Design Consultants Tumblewood Orchard Dell West Chiltonon West Sussex RH20 2LB

Decision Type: Committee **Officer Recommendation:** Application Permitted

Description : Construction of 3 roof dormers, one to the front and 2 at the rear

Location: Willow Cottage Heather Drive Sunningdale Ascot SL5 0HT
Appeal Decision: Allowed **Decision Date:** 11 November 2008

Main Issue: The inspector considered that the front dormer window, owing to its small size, would sit comfortably on the roof slope and it would not unacceptably add to the bulk of the dwelling. It would also harmonize with the street scene. The rear dormers would also be of modest size and they would not unduly enlarge the appearance of the house and they would be in keeping with the nearby houses.

Appeal Ref.: 08/60127/REF **Planning Ref.:** 08/00871/FULL **Plns Ref.:** APP/T0355/A/08/2081592
Appellant: Jordan Construction Ltd **c/o Agent:** C Booton Planning 2 Street Cottages Alton Road South Warnborough Hants RG29 1RS
Decision Type: Delegated **Officer Recommendation:** Refuse
Description : Construction of two blocks of 8 x 2 bedroom apartments with basement parking following demolition of existing houses
Location: Land At Rustlings And Kingsland London Road Ascot
Appeal Decision: Dismissed **Decision Date:** 19 November 2008

Main Issue: The appeal was dismissed. The Inspector considered that the proposed buildings were large discordant structures which would appear as one single block and would be harmful to the streetscape and character of the area. The Inspector also considered that the proposal would result in an unacceptable highway situation.

Appeal Ref.: 08/60134/REF **Planning Ref.:** 08/01092/FULL **Plns Ref.:** APP/T0355/A/08/2082478
Appellant: Rectory Homes Ltd Rectory House Thame Road Haddenham Aylesbury Bucks HP17 8DA
Decision Type: Committee **Officer Recommendation:** Defer Legal Agreement
Description : Construction of 11 apartments (9 x 2 bed and 2 x 1 bed) with basement parking. Amendment to permission 05/02690
Location: Red Gables St Georges Lane Ascot SL5 7ES
Appeal Decision: Allowed **Decision Date:** 21 November 2008

Main Issue: This appeal was allowed. The Inspector agreed with the LPA that a separate Unilateral Undertaking is required for each application. However, the Inspector did not consider the proposed development would create any additional demand for facilities/infrastructure over and above that of the previously approved scheme for 12 units (which has been commenced). The Inspector considered that the purposes of calculating developer contributions the existing use of the site should be considered as being for 12 flats rather than 1 dwelling (original Red Gables). The Inspector pointed out that the building work for the previous application for 12 flats commenced prior to the publication of the revised SPD (October 2008). The Inspector concluded that no additional contributions were justified in these circumstances.
