

Appeal Decision Report
4th December 2008 – 7th January 2009

WINDSOR



Appeal Ref.: 08/60117/REF **Planning Ref.:** 08/01012/FULL **Plns Ref.:** APP/T0355/A/08/2079564

Appellant: Tesco Stores Limited **c/o Agent:** CGMS Limited Morley House 26 Holborn Viaduct London EC1A 2AT

Decision Type: Committee **Officer Recommendation:** Refuse

Description: Reconfiguration of ground floor retail floorspace with rear and side extensions plus reconfiguration of first floor office and flat with rear extension and creation of dedicated servicing/car parking area

Location: **1 To 3 High Street Sunninghill And Land At 1 School Road Ascot**

Appeal Decision: Withdrawn **Decision Date:** 4 December 2008

Appeal Ref.: 08/60125/REF **Planning Ref.:** 08/01132/FULL **Plns Ref.:** APP/T0355/A/08/2080912

Appellant: Mr Victor Bennett **c/o Agent:** Pegasus Planning Group Arlington Square Venture House Downshire Way Bracknell Berkshire RG12 1WA

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

Description: Single storey rear extension

Location: **156 Coppermill Road Wraysbury Staines TW19 5NR**

Appeal Decision: Dismissed **Decision Date:** 12 December 2008

Main Issue: Appeal dismissed on the following grounds. The inspector considered that the extension did have some, albeit limited, impact on the openness of the Green Belt because it had been constructed where previously there was none. However, the extensions previously added increased the bulk of the property and taken together with the appeal extension, significantly reduce the openness of the Green Belt. Although the extension in itself is less than 30sq metres, the cumulative losses through the previous extensions to the property considerably exceed this. The inspector therefore considered the extension would not comply with Policy F1 of the Local Plan.

Appeal Ref.: 08/60144/REF **Planning Ref.:** 08/01174/FULL **Plns Ref.:** APP/T0355/A/08/2083662
Appellant: Mr Gordon Cooper 4 Beaufort Gardens Ascot SL5 8PG
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: First floor side extension
Location: **4 Beaufort Gardens Ascot SL5 8PG**
Appeal Decision: Dismissed **Decision Date:** 10 December 2008

Main Issue: The Inspector dismissed the appeal for the following reason: The sidewall of the existing garage forms part of the boundary between the application site and no. 7 and is located approximately 7m from the kitchen and dining areas of this property. The existing relationship is quite intrusive as the ground level of no. 7 is lower. The significant additional bulk the proposal will introduce would exacerbate this would result in an overbearing structure, both to direct views from the rear of the house and from the side and rear garden areas. Materially harming the living conditions of the occupiers of this property. The proposal would add an element of overlooking to the rear areas of no. 5, 6, and 7.

Appeal Ref.: 08/60147/REF **Planning Ref.:** 08/01400/FULL **Plns Ref.:** APP/T0355/A/08/2085116
Appellant: Mr Anthony Shergill **c/o Agent:** Cooper Environmental Planning 12 Homers Road Windsor Berkshire SL4 5RG
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Two storey rear extension with rear dormers and front boundary wall with railings and access gates
Location: **116 Coppermill Road Wraysbury Staines TW19 5NR**
Appeal Decision: Part Allowed **Decision Date:** 30 December 2008

Main Issue: Boundary wall allowed as subject to conditions it was considered to be appropriate development. Two storey rear extension with dormers dismissed as the extension was considered to be contrary to Green Belt Policy being disproportionate and therefore inappropriate development, which would harm the openness of the Green Belt. In addition the extension would result in an unacceptable loss of privacy to the neighbouring property 114 Coppermill Road.
