



Appeal Decision Report

1st April 2009 - 29 April 2009

WINDSOR

Appeal Ref.: 08/60160/REF **Planning Ref.:** 08/01846/FULL **Plns Ref.:** APP/T0355/A/08/208657
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Appellant: Whites Builders And Developers **c/o Agent:** Davis Planning 2 The Vines Barkham
Wokingham Berkshire RG41 4YY

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

Description: Construction of a five bedroom detached dwelling with integral double garage following demolition of existing

Location: Former 27 Llanvair Drive Ascot

Appeal Decision: Dismissed **Decision Date:** 3 April 2009

Main Issue: Appeal dismissed. The Inspector considered that the proposed house would be out of keeping with its surroundings in terms of its height, mass, bulk and overall scale. He also considered that the proposed house would cause significant harm to the character and appearance of the street scene.

Appeal Ref.: 08/60164/REF **Planning Ref.:** 08/01736/FULL **Plns Ref.:** APP/T0355/A/08/208776
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Appellant: Mr Michael Rees **c/o Agent:** Downes Planning Partnership 21 Westmount Road Eltham
London SE9 1JB

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

Description: Conversion of existing outbuilding to form a separate two bedroom dwelling to include a side dormer an open porch and associated parking

Location: 1 Charters Road Sunningdale Ascot SL5 9QF

Appeal Decision: Dismissed **Decision Date:** 2 April 2009

Main Issue: Harm the proposal would cause to the integrity to the TBHSPA and to the CCSSSI in conflict with the objectives of relevant Government and local policy.

Appeal Ref.: 08/60165/REF **Planning Ref.:** 08/00801/FULL **Plns Ref.:** APP/T0355/A/08/208782
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Appellant: Breckenridge Estate Rentals Ltd **c/o Agent:** Edwards Irish Partnership LLP Suite 8 Market House 19 - 21 Market Place Wokingham Berkshire RG40 1AP

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

Description: Construction of a five bedroom detached house following demolition of existing dwelling

Location: **26 Greenways Drive Sunningdale Ascot SL5 9QS**

Appeal Decision: Dismissed **Decision Date:** 15 April 2009

Main Issue: The Inspector found that the proposed new dwelling is not compatible with the scale and height of adjacent properties and would appear as an over-development of the plot in the street scene of an established residential area. He therefore concluded on the main issue that the proposal would harm the character and appearance of the locality, conflicting with part 3 of policy DG1 and policy H11 of the Royal Borough of Windsor and Maidenhead Local Plan. He also added that the scheme would unacceptably harm the living conditions of adjoining occupiers due to a material loss of privacy for neighbours, particularly no.27.

Appeal Ref.: 08/60167/REF **Planning Ref.:** 08/01740/FULL **Plns Ref.:** APP/T0355/A/08/2087921

Appellant: Mr Peter Johnson **c/o Agent:** Carter Planning Ltd 85 Alma Road Windsor Berkshire SL4 3EX

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

Description: Loft conversion with side and rear dormers

Location: **The Dairy Lower Farm St Leonards Hill Windsor SL4 4AN**

Appeal Decision: Allowed **Decision Date:** 2 April 2009

Main Issue: Appeal allowed as Inspector concluded that the 2 east facing dormers would not dominate this roofslope. He concluded that they would be of a modest enough size and sympathetic design as not to have adverse impact on character and appearance of dwelling or area.

Appeal Ref.: 08/60171/REF **Planning Ref.:** 08/00697/FULL **Plns Ref.:** APP/T0355/A/08/2089082

Appellant: Mr K Spence And Miss S Sutton **c/o Agent:** DME Designs 6 Tilstone Close Eton Wick Windsor SL4 6NG

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

Description: Two storey side extension

Location: **11 Hartley Copse Old Windsor Windsor SL4 2QG**

Appeal Decision: Dismissed **Decision Date:** 15 April 2009

Main Issue: The proposed extension would increase problems associated with flooding in the locality through the impedance of flood water and a reduction of storage capacity in the flood plain. None of the other matters raised by the appellant are sufficient to overcome the concerns.

Appeal Ref.: 08/60178/REF **Planning Ref.:** 08/00273/FUL **Plns Ref.:** APP/T0355/A/08/209066
L 5

Appellant: Musgrave Retail Partners Great Britain Ltd **c/o Agent:** G R Planning Consultancy Ltd 34
Above Town Dartmouth TQ6 9RG

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

Description: Demolition of existing car park and erection of a three storey building comprising 14 flats (6 x
one bed and 8 x two bed) with associated car parking incorporating car park to serve existing
store

Location: **Budgens Stores Ltd 3 The Hermitage High Street Ascot SL5 7HD**

Appeal Decision: Withdrawn **Decision Date:** 1 April 2009

Appeal Ref.: 08/60182/REF **Planning Ref.:** 08/02207/FUL **Plns Ref.:** APP/T0355/A/08/2091743
L Ref.:

Appellant: Rectory Homes Ltd **c/o Agent:** Jake Collinge Planning Consultancy Ltd 4 Arnold Way Thame
Oxon OX9 2QA

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

Description: Construction of a detached house (amendment to permission 07/03353)

Location: **Kingsley House 12 Sunning Avenue Sunningdale Ascot SL5 9PN**

Appeal Decision: Dismissed **Decision Date:** 16 April 2009

Main Issue: The Inspector dismissed this appeal. He concluded that in addition to the loss of two trees
directly to the access, the proposal would also impact upon two other significant trees (through
the access construction) such that cumulatively there would be material harm to the
contribution which the protected trees at the site impart to Sunning Avenue. Coupling the loss
of these trees with the removal of a portion of the laurel hedging, the new access would
substantially diminish the heavily vegetated environment and by opening up the site would
give the house a greater prominence in the street scene, at variance with the more discreet
nature of the properties in this locality.
