

Planning Applications Decided

Week Ending - 16 April 2021

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 11th February 2021 **Appn No.:** 21/00312
Type: Full
Proposal: Proposed groundworks to resurface and level site at Ascot Racecourse Stables
Location: **Ascot Racecourse High Street Ascot SL5 7JX**
Applicant: Ascot Authority **c/o Agent:** Chris Pattison Turnberry Consulting Ltd 41-43 Maddox Street London W1S 2P
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021

BF

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 15th February 2021 **Appn No.:** 21/00472
Type: Part 1 Class AA (enlargement of a
Proposal: Application for prior approval for construction of one additional storey to property with a maximum height of 2.68m.
Location: **40 Huntsmans Meadow Ascot SL5 7PF**
Applicant: Mr And Mrs I Peters **c/o Agent:** Ms N Broderick NMB Planning Ltd 10 Church Road Alderton Tewkesbury Gloucestershire GL20 8NR
Decision Type: Delegated
Decision: Prior Approval Required and **Date of Decision:** 16 April 2021
Granted

ZP

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 16th February 2021 **Appn No.:** 21/00393
Type: Full
Proposal: New outbuilding ancillary to residential use of 98 Cordwallis Road - retrospective
Location: **98 Cordwallis Road Maidenhead SL6 7BB**
Applicant: Mr And Mrs T And K Mahmood
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2021

JCM

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 12th February 2021 **Appn No.:** 21/00434
Type: Full
Proposal: Single storey rear extension, first floor rear extension and alterations to fenestration.
Location: **12 Norfolk Park Cottages Maidenhead SL6 7DR**
Applicant: Ms Lisa Elkins-Jarrett **c/o Agent:** Gareth Van Loggerenberg 33 A St Lukes Road Maidenhead Berkshire SL67DN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021

JCM

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 17th February 2021 **Appn No.:** 21/00488
Type: Full
Proposal: Single storey rear extension and alterations to fenestration.
Location: **36 Courthouse Road Maidenhead SL6 6JB**
Applicant: Katherine Cameron **c/o Agent:** Mr Alberto Ochoa Resi International House Canterbury Crescent Brixton London SW9 7QD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021
CVC

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 16th February 2021 **Appn No.:** 21/00460
Type: Full
Proposal: Single storey side/rear conservatory.
Location: **Pagets Kings Lane Cookham Maidenhead SL6 9AY**
Applicant: Mrs Atkinson **c/o Agent:** Mrs C Melody David Salisbury Joinery 65 Pennymoor Drive Middlewich CW10 9QP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 April 2021
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 22nd February 2021 **Appn No.:** 21/00520
Type: Permitted Development Extended
Proposal: Single storey side/rear extension no greater than 3.52m in depth, 3.30m high with an eaves height of 2.70m.
Location: **4 Hedsor View Cottages Station Road Cookham Maidenhead SL6 9BX**
Applicant: Mr Jonathan Kingsbury **c/o Agent:** Dean Luxton Delux Designs 25 Fullbrook Close Maidenhead SL6 8UE
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 9 April 2021
CVC

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 26th February 2021 **Appn No.:** 21/00592
Type: Permitted Development Extended
Proposal: Two single storey rear extensions no greater than 8.00m in depth, 3.60m high with an eaves height of 2.70m.
Location: **Greetwell Burchetts Green Road Burchetts Green Maidenhead SL6 6QS**
Applicant: Mr And Mrs Chris Hill **c/o Agent:** Mr Jonathan Heighway Heighway Associates 34 West Street Marlow SL7 2NB
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 9 April 2021
JCM

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th November 2020 **Appn No.:** 20/03147
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Construction Environmental Management Plan) of planning permission 18/03155/FULL for a replacement equestrian building following demolition of existing buildings.
Location: **Royal Windsor Troop of Horse Rangers Ranger Compound Forest Green Road Fifield Maidenhead SL6 2NR**
Applicant: Mr Ridgeway **c/o Agent:** Mr John Hunt Pike Smith & Kemp Rural & Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 April 2021
AZL

Ward: Bray
Parish: Bray Parish
Appn. Date: 1st February 2021 **Appn No.:** 21/00256
Type: Discharge of Condition
Proposal: Details required by conditions 3 (tree protection plan), 4 (soil compaction) and 5 (landscaping scheme) of planning permission 20/01950/FULL for change of use of the existing outbuilding to a three bedroom dwelling with alterations to fenestration, refuse enclosure and associated parking - part-retrospective.
Location: **Land At The Ridges Sheepcote Lane Paley Street Maidenhead**
Applicant: Mr Hall **c/o Agent:** Mr Harrison Cohan Architecture 207 Regent Street 3rd Floor London W1B 3HH
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 April 2021

HZR

Ward: Bray
Parish: Bray Parish
Appn. Date: 17th February 2021 **Appn No.:** 21/00369
Type: Full
Proposal: Part single/part two storey front/side extension, single storey rear extension, alterations to roof, cladding to rear/side, detached garage and new detached pool house following demolition of existing two storey front/side element.
Location: **Oaktree House 23 Windsor Road Maidenhead SL6 2EW**
Applicant: Mr And Mrs Fisher **c/o Agent:** Mr Ben Reed Ben Reed Architects Ltd Leylands Farm Wrotham Hill Dunsfold Surrey GU8 4PA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021

DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th February 2021 **Appn No.:** 21/00433
Type: Full
Proposal: Single storey front and rear extensions and part garage conversion into habitable accommodation.
Location: **25 Hendons Way Holyport Maidenhead SL6 2LF**
Applicant: MP Building Plans Ltd **c/o Agent:** Mr M Pugsley MP Building Plans Ltd 1 Testwood Road Windsor SL4 5RL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021

SMB

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th February 2021 **Appn No.:** 21/00444
Type: Full
Proposal: Construction of 1no. dwelling - Plot 2 (Part Retrospective).
Location: **Land Between The Lodge And Garden Cottage Fifield Road Fifield Maidenhead**
Applicant: Mr Bennett **c/o Agent:** Mr Alistair Lloyd Abracad Architects Broad Lane Bracknell Berkshire RG12 9BX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021

DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 17th February 2021 **Appn No.:** 21/00463
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed x1 rear dormer and x1 outbuilding, following removal of the existing x2 rear dormers is lawful.
Location: **Fairfield Sturt Green Holyport Maidenhead SL6 2JH**
Applicant: Mr Kevin Churchill-Browe **c/o Agent:** Mr Gareth Van Loggerenberg 33 A St Lukes Road Maidenhead Berkshire SL67DN
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 14 April 2021

CYC

WKDLST

Ward: Bray
Parish: Bray Parish
Appn. Date: 22nd February 2021 **Appn No.:** 21/00461
Type: Full
Proposal: Single storey rear infill extension and 1 No. rooflight.
Location: **14 Hendons Way Holyport Maidenhead SL6 2LF**
Applicant: Mr Gary Russell **c/o Agent:** Mr Akram Fahmi London Design House 115 Braidwood Road London SE6 1QY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2021

SMB

Ward: Bray
Parish: Bray Parish
Appn. Date: 17th February 2021 **Appn No.:** 21/00494
Type: Full
Proposal: Construction of an all weather surface manege with associated change of the use of the land to equestrian use.
Location: **Patterdale Farm Blackbird Lane Maidenhead SL6 3SX**
Applicant: Mrs Lisa Bolt **c/o Agent:** Miss Eva Gascoigne Pike Smith And Kemp Rural Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021

DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 2nd March 2021 **Appn No.:** 21/00620
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 8.00m in depth, 4.00m high with an eaves height of 2.90m.
Location: **Ken Ascot Road Hawthorn Hill Maidenhead SL6 3JX**
Applicant: Mr Stanworth **c/o Agent:** Mr Nick Howe Raw Architects 22 Warburton Road Twickenham TW2 6EP
Decision Type: Delegated
Decision: Prior Approval Required and Refused **Date of Decision:** 13 April 2021

CYC

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 19th February 2021 **Appn No.:** 21/00332
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the single storey rear extension is lawful.
Location: **2 Altwood Drive Maidenhead SL6 4PR**
Applicant: Mr Rob Curtis **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 15 April 2021

SMB

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 16th February 2021 **Appn No.:** 21/00415
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed side dormers and 1 No. front window to facilitate a loft conversion is lawful.
Location: **34A Rutland Road Maidenhead SL6 4HY**
Applicant: Mr Jigar Chheda **c/o Agent:** Mr Rajinder Chana 5 Beverly Avenue Hounslow TW4 5HF
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 12 April 2021

DJ

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 15th February 2021 **Appn No.:** 21/00450
Type: Full
Proposal: Part single, part two storey side/rear extension, 1no. rear dormer and alterations to fenestration.
Location: **50 Great Hill Crescent Maidenhead SL6 4RF**
Applicant: Mr T Gill **c/o Agent:** Mr Kashif Bashir KVL Designs Ltd 66 Beechwood Gardens Slough Berks SL1 2HR
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021

SMB

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 16th February 2021 **Appn No.:** 21/00457
Type: Full
Proposal: Single storey front extension with canopy and new pitched roof over existing flat roof.
Location: **14 Haddon Road Maidenhead SL6 4RB**
Applicant: Mr Peter Evans **c/o Agent:** Mr Robert Hillier R. M. Hillier Ltd Little Cedar 12A Chapel Road Flackwell Heath High Wycombe HP10 9AA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 April 2021

JCM

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 17th February 2021 **Appn No.:** 21/00490
Type: Part 1 Class AA (enlargement of a
Proposal: Application for prior approval for construction of one additional storey to property with a maximum height of 1.57m.
Location: **137 Boyn Valley Road Maidenhead SL6 4DT**
Applicant: Mr S Munir **c/o Agent:** Mr M Alam MZM 29 Gordon Road Maidenhead SL6 6BR
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 12 April 2021

SMB

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 15th March 2021 **Appn No.:** 21/00788
Type: Works To Trees Covered by TPO
Proposal: (T1) Thuja - raise crown to provide up to 4m ground clearance, no primary branches to be removed.
Location: **The Paddock Boyn Hill Avenue Maidenhead SL6 4HA**
Applicant: Mrs Debiase **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 April 2021

HL

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 18th February 2021 **Appn No.:** 21/00429
Type: Full
Proposal: Single storey side/rear extension with mezzanine first floor, 1 No. new first floor side window and rear pagoda following demolition of existing garage and shed
Location: **8 Sherbourne Drive Windsor SL4 4AE**
Applicant: Mr & Mrs Urquhart Irvine **c/o Agent:** David Kearns JKL Architecture Ltd Courtyard Place Andwell Lane Andwell Hook RG27 9PA
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 12 April 2021

BF

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 16th March 2021 **Appn No.:** 21/00822
Type: Works To Trees Covered by TPO
Proposal: Oak 1 - remove minor dead branches. Oak 2 - 60% reduction of the lowest branch in the south eastern sector of the crown (circled in red in the photograph). Sycamore - Fell (TPO 4 of 1962).
Location: **Woodlands View St Leonards Hill Windsor SL4 4AT**
Applicant: Mr Philip Ross
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021
HL

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 17th February 2021 **Appn No.:** 21/00217
Type: Full
Proposal: New vehicular access.
Location: **21 Forest Road Windsor SL4 4HX**
Applicant: Mrs Jane Tee
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021
MM

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 17th February 2021 **Appn No.:** 21/00481
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful.
Location: **17 The Willows Maidenhead Road Windsor SL4 5TP**
Applicant: Mr & Mrs Doug Brown **c/o Agent:** Mr Matthew Calvert Matthew Calvert Architect The Barn 216 Thames Side Laleham TW18 1UQ
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 14 April 2021
MM

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 15th March 2021 **Appn No.:** 21/00787
Type: Works To Trees Covered by TPO
Proposal: (T1) Oak - Prune to give up to 2.5m clearance to the neighbouring house at 6 Hemwood Road and the associated TV aerial. Remove epicormic shoots up to a stem height of 4m above ground level.
Location: **4 Hemwood Road Windsor SL4 4YU**
Applicant: Mr Shoard **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 April 2021
HL

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 1st December 2020 **Appn No.:** 20/03002
Type: Full
Proposal: Construction of an outbuilding (Retrospective).
Location: **33 Wessex Way Maidenhead SL6 3BP**
Applicant: Mr M McGovern **c/o Agent:** Mr Mark Schnull Arrow Planning Limited Clarks Barn Bassetsbury Lane High Wycombe HP11 1QX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021
JCM

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 9th February 2021 **Appn No.:** 21/00336
Type: Full
Proposal: Part garage conversion, first floor front extension, part single part two storey front/side extension, single storey rear extension and alterations to fenestration, following demolition of the existing single storey rear element.
Location: **2 Dunholme End Maidenhead SL6 3YP**
Applicant: Mr Arif Zubairi **c/o Agent:** Mrs Hina Siddiqui Re-Draw 135 Coppermill Road Wraysbury Staines-upon-thames TW19 5NX
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 12 April 2021
CVC

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 15th February 2021 **Appn No.:** 21/00408
Type: Full
Proposal: Garage conversion.
Location: **6 Fairlea Maidenhead SL6 3AS**
Applicant: Dr And Mrs A And AM Ahmad & Rachdi **c/o Agent:** Mrs Anupama Srivastava ArchDezine Limited 15 Church Hams Wokingham RG40 4XF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021
CVC

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 18th February 2021 **Appn No.:** 21/00423
Type: Full
Proposal: Single storey rear extension to garage to provide ancillary accommodation
Location: **Carisbrooke 40 Highfield Lane Maidenhead SL6 3AP**
Applicant: Mr S Bushnell **c/o Agent:** Mr Giles Bennett Giles Bennett Design Primrose Cottage Ockwells Road Maidenhead SL6 3AD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2021
SMB

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 30th January 2020 **Appn No.:** 20/00121
Type: Full
Proposal: Replacement four bedroom dwelling with detached garage, associated landscaping and realignment of the existing creek (Retrospective).
Location: **Friary House 6 Friary Island Friary Road Wraysbury Staines TW19 5JR**
Applicant: Mr Mark Vali **c/o Agent:** Ms Tegwynne Goldthorpe 20 Hamhaugh Island Shepperton TW17 9LP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021
VM

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 17th September 2020 **Appn No.:** 20/02415
Type: Full
Proposal: Brick walls, piers and stone cappings - retrospective.
Location: **Heathrow Bird Centre Staines Road Wraysbury Staines TW19 5BS**
Applicant: Mr John Connor **c/o Agent:** Mr Kevin Turner 64 Wood Road Shepperton TW17 0DX
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 April 2021
ZZH

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 29th October 2020 **Appn No.:** 20/02864
Type: Full
Proposal: First floor side/rear extension and new roof.
Location: **115 Horton Road Datchet Slough SL3 9HW**
Applicant: Mr G Bhullar **c/o Agent:** Mr Alex Frame ADS Property Services Taradale Little Lane Upper Bucklebury RG7 6QX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021
HYM

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 11th November 2020 **Appn No.:** 20/03012
Type: Full
Proposal: Replacement dwelling.
Location: **115 Horton Road Datchet Slough SL3 9HW**
Applicant: Mr G Bhullar **c/o Agent:** Mr Alex Frame ADS Property Services Taradale Little Lane Upper Bucklebury RG7 6QX
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 9 April 2021
ZZH

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 8th February 2021 **Appn No.:** 21/00340
Type: Full
Proposal: Construction of a detached two bedroom dwelling with associated parking and new access.
Location: **Land Adjacent 26 Old Ferry Drive Wraysbury Staines**
Applicant: Mr Peter Court **c/o Agent:** Mr Paul Hunt 6 St Martins Drive Walton On Thames Surrey KT12 3BW
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 April 2021
HYM

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 4th February 2021 **Appn No.:** 21/00328
Type: Full
Proposal: Single storey wraparound extension following demolition of existing elements.
Location: **39 Fairfield Avenue Datchet Slough SL3 9NF**
Applicant: K Grant **c/o Agent:** Mr Prabhjyot Singh S9Designs Albion House Albion Close Slough SL2 5DT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021
MM

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 23rd October 2020 **Appn No.:** 20/02800
Type: Full
Proposal: Alterations to doors and windows and change of use of part of the workshop to create a two-bedroom self-contained dwelling and associated works.
Location: **The Red Carpet Flooring Company 125 High Street Eton Windsor SL4 6AN**
Applicant: C/o Savills **c/o Agent:** Mrs Raveen Matharu Savills 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 April 2021
ZZH

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 1st February 2021 **Appn No.:** 21/00232
Type: Full
Proposal: Single storey rear extension.
Location: **5 Grove Road Windsor SL4 1JE**
Applicant: Sally O'Brien **c/o Agent:** Angela Gabb Studio Ag Ltd 15 Alexandra Road Windsor SL4 1JH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021
MM

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 19th February 2021 **Appn No.:** 21/00310
Type: Full
Proposal: x2 new dwellings with refuse store, boundary treatment, new access and associated parking, following demolition of the existing dwelling and outbuilding.
Location: **36 Victoria Road Eton Wick Windsor SL4 6LY**
Applicant: Mr Anwar Hussain **c/o Agent:** Mr Nigel Crowe 13 Muirfield Road Woking Surrey GU21 3PW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021
JR

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 18th February 2021 **Appn No.:** 21/00491
Type: Discharge of Condition
Proposal: Details required by conditions 2 (front windows) and 3 (front windows) of listed building consent 20/02682/LBC for consent for replacement windows and doors to Blocks 6 - 11, Blocks 14 - 17 and the courtyard, repair and redecoration to the first and second floor windows facing the High Street.
Location: **Wiggington House High Street Eton Windsor**
Applicant: Patrick Treacy **c/o Agent:** Miss Ellie Keatch Faithorn Farrell Timms LLP Central Court 1 Knoll Rise Orpington BR6 0JA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 April 2021
MM

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th March 2021 **Appn No.:** 21/00715
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 20/00236/FULL to regularise the application to show the correct position of the existing ground floor rear extension.
Location: **48 Frances Road Windsor SL4 3AH**
Applicant: Alex Wilkie **c/o Agent:** Wouter De Jager De Jager Consulting 87 Farmers Way Maidenhead SL6 3PJ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 12 April 2021
VG

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 15th March 2021 **Appn No.:** 21/00789
Type: Works To Trees In Conservation Area
Proposal: (T1) - Gleditsia - Reduce, reshape and balance crown by 1m by cutting back to secondary branches leaving a final height and spread of 5m. (T2) - Maple - Reduce, reshape and balance crown by 1m by cutting back to secondary branches leaving a final height and spread of 3m.
Location: **Wolf & Leo 100 High Street Eton Windsor SL4 6AG**
Applicant: Mr Cove **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2021
HL

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 17th February 2021 **Appn No.:** 21/00418
Type: Full
Proposal: Change of use of residential outbuilding to 1 No. dwelling with associated works and new detached carport/storage building following demolition of existing garage.
Location: **Land At 61 Furze Platt Road Maidenhead**
Applicant: Mr Kuldeep Puri **c/o Agent:** Miss Katie Flower TP Architects 33A St Lukes Road Maidenhead Berkshire SL6 7DN
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 April 2021
DPK

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 15th February 2021 **Appn No.:** 21/00451
Type: Full
Proposal: Rear conservatory.
Location: **2 Oaken Grove Maidenhead SL6 6HQ**
Applicant: Mr Dunne **c/o Agent:** Mr Stephen Leathley Brackenwood Windows Brackenwood House Kimbell Road Basingstoke RG22 4AT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021
DJ

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 17th February 2021 **Appn No.:** 21/00470
Type: Full
Proposal: First floor side extension.
Location: **10 Lyneham Gardens Maidenhead SL6 6SJ**
Applicant: R Good **c/o Agent:** Mel Bajic Plans Made Easy The Laurels Park Road Cromar Way Shepperton TW17 9JB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021
DJ

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 8th January 2021 **Appn No.:** 21/00025
Type: Full
Proposal: Single storey rear extension and alterations to first floor fenestration following demolition of existing element, part garage conversion to workshop with associated works to include removal of window to side elevation, and boundary treatment to include new pedestrian access.
Location: **Manor House New Road Hurley Maidenhead SL6 5LN**
Applicant: Mr Littlefair **c/o Agent:** Wouter De Jager De Jager Consulting 87 Farmers Way Maidenhead SL6 3PJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021
JCM

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 11th January 2021 **Appn No.:** 21/00028
Type: Listed Building Consent
Proposal: Consent for single storey side and rear extensions, first floor side and rear extensions, alterations to fenestration and internal alterations, following demolition of the existing single storey side and rear elements.
Location: **Burchetts Green House Burchetts Green Road Burchetts Green Maidenhead SL6 6QZ**
Applicant: Mrs M Newman **c/o Agent:** Mr Hatcher Lewandowski Architects Ltd Rafts Court Brocas Street Eton SL4 6RF
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 15 April 2021
JCM

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 11th January 2021 **Appn No.:** 21/00027
Type: Full
Proposal: Single storey side and rear extensions, first floor side and rear extensions and alterations to fenestration, following demolition of the existing single storey side and rear elements.
Location: **Burchetts Green House Burchetts Green Road Burchetts Green Maidenhead SL6 6QZ**
Applicant: Mrs M Newman **c/o Agent:** Mr Hatcher Lewandowski Architects Ltd Rafts Court Brocas Street Eton SL4 6RF
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 15 April 2021
JCM

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 27th January 2021 **Appn No.:** 21/00214
Type: Full
Proposal: Replacement dwelling and garage.
Location: **Braebank Warren Row Road Cockpole Green Wargrave Reading RG10 8NT**
Applicant: M Arbib **c/o Agent:** Miss Eleanor Smith Danks Badnell Architects Ltd Kings Stables 3-4 Osborne Mews Windsor SL4 3DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 April 2021
CVC

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 12th February 2021 **Appn No.:** 21/00387
Type: Full
Proposal: Alterations to fenestration, widening of existing vehicular access and new sliding gates with associated works to front boundary wall following part demolition of existing front boundary wall.
Location: **Malthouse Farm Sill Bridge Lane Waltham St Lawrence Reading RG10 0NT**
Applicant: Mr Jon Martin **c/o Agent:** Mr Anthony Litchfield A. Litchfield Architectural Consultant 6 Littlefield Road Alton Hants GU34 2D
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021
DJ

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 12th February 2021 **Appn No.:** 21/00388
Type: Listed Building Consent
Proposal: Consent for internal alterations, alterations to fenestration, widening of existing vehicular access and new sliding gates with associated works to front boundary wall following part demolition of existing front boundary wall.
Location: **Malthouse Farm Sill Bridge Lane Waltham St Lawrence Reading RG10 0NT**
Applicant: Mr Jon Martin **c/o Agent:** Mr Anthony Litchfield A. Litchfield Architectural Consultant 6 Littlefield Road Alton Hants GU34 2DJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021
DJ

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 15th February 2021 **Appn No.:** 21/00420
Type: Full
Proposal: Agricultural Storage Building
Location: **Agricultural Barn Church Farm Halls Lane Waltham St Lawrence Reading**
Applicant: Mr D Philp **c/o Agent:** Mr Robert Spicer Hilro Construction The Outhouse Yewden Farm Mill End Hambleden Henley On Thames RG9 6RJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 April 2021
DPK

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 16th February 2021 **Appn No.:** 21/00467
Type: Full
Proposal: Part single part two storey rear extension.
Location: **26 Walgrove Gardens White Waltham Maidenhead SL6 3SL**
Applicant: Mr And Mrs Hollier **c/o Agent:** Mrs Bronwen Gombert Connected Architecture Limited 17 Woodlands Park Road Maidenhead SL6 3NW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 April 2021

CYC

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 1st March 2021 **Appn No.:** 21/00605
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding with hipped duo pitch roof to enclose the swimming pool is lawful.
Location: **Winterbrook West End Road Waltham St Lawrence Reading RG10 0NL**
Applicant: Mr & Mrs Cordell **c/o Agent:** Mr Paul Southouse Paul Southouse Architects The Hangar Stanton St.John Oxford OX33 1AG
Decision Type: Delegated
Decision: Withdrawn Certificates **Date of Decision:** 15 April 2021

JCM

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 2nd March 2021 **Appn No.:** 21/00630
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Details Windows and Doors) of listed building consent 20/01467/LBC for the consent for a single storey side conservatory and a single storey side infill extension with new mono pitched roof.
Location: **Heywood Farm Waltham Road Maidenhead SL6 3LL**
Applicant: Mr And Mrs Mueller **c/o Agent:** Mrs Christine Melody David Salisbury Joinery 65 Pennymoor Drive Middlewich CW10 9QP
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 15 April 2021

SMB

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 3rd March 2021 **Appn No.:** 21/00636
Type: Discharge of Condition
Proposal: Details required by condition 3 (archaeology) of planning permission 20/01466/FULL for the construction of a single storey side conservatory and a single storey side infill extension with new mono pitched roof.
Location: **Heywood Farm Waltham Road Maidenhead SL6 3LL**
Applicant: Mr And Mrs Mueller **c/o Agent:** Mrs Christine Melody David Salisbury Joinery 65 Pennymoor Drive Middlewich CW10 9QP
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 15 April 2021

SMB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 17th February 2021 **Appn No.:** 21/00417
Type: Full
Proposal: Erection of a detached timber gazebo/ log cabin
Location: **The Firs Norden Road Maidenhead SL6 4BQ**
Applicant: Mr Colin Broadbent
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021

SMB

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 22nd January 2021 **Appn No.:** 21/00136
Type: Full
Proposal: Front porch, two storey rear extension, x1 new window to first floor south elevation and north elevation, alteration to fenestration and removal of existing chimney to south elevation following demolition of existing detached garage.
Location: **9 Ricardo Road Old Windsor Windsor SL4 2NU**
Applicant: Oakwood Developments S.E. Ltd **c/o Agent:** Ms Anamaria Paraoaru The Thames Studio 30 Willoughby Road Kingston-upon-Thames KT2 6LJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021
MM

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 25th January 2021 **Appn No.:** 21/00182
Type: Full
Proposal: Single storey front and side extensions and raised ridge.
Location: **146 Straight Road Old Windsor Windsor SL4 2SG**
Applicant: Mr Ben Tuckwell **c/o Agent:** Chris Dale Artichoke: Architectural Consultancy Artichoke House 71 Clewer Hill Road Windsor SL4 4DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021
ZP

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 5th February 2021 **Appn No.:** 21/00255
Type: Full
Proposal: Single storey rear extensions.
Location: **77 - 79 Bolton Road Windsor**
Applicant: David Hawley, Meaden, Coverley **c/o Agent:** Angela Gabb Studio AG 15 Alexandra Road Windsor SL4 1JH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021
MM

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 8th February 2021 **Appn No.:** 21/00358
Type: Full
Proposal: Formation of rear dormer with balcony to accommodate a loft conversion and x3 rooflights to front elevation.
Location: **9 Meadow Way Old Windsor Windsor SL4 2NX**
Applicant: Mrs Gemma Denes **c/o Agent:** Michael Kingston MK Workspace Solutions Limited 19 Queenswood Avenue Wallington SM6 8HP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2021
MM

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 11th February 2021 **Appn No.:** 21/00421
Type: Full
Proposal: Single storey side/rear extension.
Location: **41 Highway Avenue Maidenhead SL6 5AH**
Applicant: Mr And Mrs M Nally **c/o Agent:** Mr P Mackrory 17 Bissley Drive Maidenhead SL6 3UX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2021
SMB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 12th February 2021 **Appn No.:** 21/00439
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side and rear extensions are lawful.
Location: **18 Islet Park Drive Maidenhead SL6 8LF**
Applicant: Mr And Mrs Clemow **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell Berkshire RG12 9BX
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 9 April 2021
SMB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 1st March 2021 **Appn No.:** 21/00598
Type: Demolition(outside Conservation Area)
Proposal: Prior notification for the demolition of the existing building.
Location: **Hitachi Europe Ltd Whitebrook Park 68 Lower Cookham Road Maidenhead SL6 8YA**
Applicant: Lorraine Blick
Decision Type: Delegated
Decision: Prior Approval Required and **Date of Decision:** 9 April 2021
Granted
CZP

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 19th February 2021 **Appn No.:** 21/00331
Type: Full
Proposal: External air-conditioning unit and close board timber fencing together with associated landscaping (retrospective).
Location: **17 Cedar Drive Sunningdale Ascot SL5 0UA**
Applicant: Mr A Gosling **c/o Agent:** Mr Michael Lee Woolf Bond Planning Basingstoke Road The Mitfords Three Mile Cross RG7 1AT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2021
ZZH

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 8th February 2021 **Appn No.:** 21/00378
Type: Class M Permitted Development
Proposal: Change of use of the shop to residential (C3) and associated operational development to create x1 dwelling.
Location: **Playtime 3A Rise Road Ascot SL5 0BH**
Applicant: Littlefields Ltd **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Wokingham RG41 3HL
Decision Type: Delegated
Decision: Prior Approval Required and **Date of Decision:** 12 April 2021
Granted
BF

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 9th October 2019 **Appn No.:** 19/02812
Type: Discharge of Condition
Proposal: Details required by condition 24 (surface water drainage scheme) of planning permission 18/01576/FULL for hybrid planning application for the mixed use redevelopment of the site comprising; up to 41,430sq.m GEA residential (Class C3); up to 13,007sq.m GEA office (Class B1) and up to 3,846sq.m GEA flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2), public realm and open space, parking, vehicular access, new servicing arrangements and associated works following the demolition of all buildings on site. Full planning permission for the demolition of all existing buildings on site, site preparation, the construction of three buildings to provide 344 residential homes (Class C3), one building to provide 7,007sq.m GEA of office floorspace (Class B1) and 2,196sq.m GEA of flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2) across four buildings, car and cycle parking, plant and storage, public realm works and landscaping, podium terraces, vehicular access off Broadway, new servicing arrangements and associated works. Outline planning permission (with all matters reserved) is sought for site preparation, the construction of two buildings to provide for up to 1,650sq.m GEA of flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2) and up to 6,000sq.m GEA office floorspace (Class B1) and up to 9,300sq.m GEA residential floorspace (Class C3), basement car parking, cycle parking, plant and storage, public realm works and landscaping, new servicing arrangements and associated works.

Location: **Development At King Street And Queen Street And Broadway Maidenhead**
Applicant: Ryger Maidenhead Limited **c/o Agent:** Mr Gallagher Tony Quod 17 Broadwick Street London W1F 0DE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 April 2021

CZP

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 28th August 2020 **Appn No.:** 20/02224
Type: Discharge of Condition
Proposal: Details required by condition 4 (external materials) 9 (construction management plan) 10 (construction environmental management plan) of planning permission 20/00973 for outline application for access, appearance, layout and scale to be considered at this stage with all other matters to be reserved for the part conversion of first floor and new second and third floors to create 12 No. flats with associated works to ground floor.

Location: **Poundstretcher 31 - 33 High Street Maidenhead SL6 1JG**
Applicant: Mr Simon Terry **c/o Agent:** Mr Matthew Maier Brocklehurst Architects Limited 15 High Street West Wycombe HP14 3AE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 April 2021

AZL

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 4th February 2021 **Appn No.:** 21/00326
Type: Full
Proposal: Installation of a larger roof terrace area to the redundant roof space adjacent to plot 69 (Block B).

Location: **York Road Redevelopment Area York Road Maidenhead SL6 1RF**
Applicant: Mr Guy Balmford
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021

CZP

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 17th February 2021 **Appn No.:** 21/00473
Type: Full
Proposal: Part single, part two storey side/rear extension, alterations to fenestration and a new side boundary treatment.
Location: **96 Grenfell Road Maidenhead SL6 1HG**
Applicant: Mrs & Mr Gilbert **c/o Agent:** Lisan Azcona Al3d The Unit 1 The Hall High Street Tetsworth OX9 7AB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2021
DJ

Appeal Decision Report

6 March 2021 - 8 April 2021

Appeal Ref.: 20/60076/REF **Planning Ref.:** 19/03547/FULL **Plns Ref.:** APP/T0355/W/20/3257723

Appellant: Mr David Chapman *c/o* **Agent:** Mr Tom Rumble Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

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

Description: Construction of a detached four bedroom dwelling with associated parking and landscaping.

Location: **Land At Lady Margaret Cottage Charters Road Sunningdale Ascot**

Appeal Decision: Dismissed **Decision Date:** 23 March 2021

Main Issue: The proposal would result in harm to the character and appearance of the area. Accordingly, it would be in conflict with saved Policies H10, H11 and DG1 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted 2003) (Local Plan) and Policies NP/DG1, NP/DG2 and NP/DG3 of the adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011-2026 (Neighbourhood Plan) (2014). Amongst other matters these policies seek that development proposals should be of the highest standards of design in order to create attractive residential areas, should not harm the character and appearance of the area with regard to density, should not result in a cramped appearance and the scale and layout should respond positively to townscape and integrate with local surroundings. The proposal would make a welcome contribution of one new dwelling to the area's housing stock in line with the Government's aim in Framework Paragraph 59 to significantly boost the supply of homes. It would also include modest associated economic and social benefits, and it would be situated in an accessible location. However, even if the shortfall in the 5-year HLS is of the scale suggested by the appellant, the Inspector found that the adverse impacts of granting permission, including the harm to the character and appearance of the area, living conditions of existing occupiers and to a protected tree, would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Appeal Ref.: 20/60095/REF **Planning Ref.:** 20/00686/FULL **Plns Ref.:** APP/T0355/D/20/3260378

Appellant: Mrs Joit Uppal *c/o* **Agent:** Mr Robin Bretherick Robin Bretherick Associates Woodbank The Ridgeway Chalfont St. Peter Gerrards Cross Bucks SL9 8NP

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

Description: Detached outbuilding.

Location: **Santana 54 Llanvair Drive Ascot SL5 9LN**

Appeal Decision: Dismissed **Decision Date:** 10 March 2021

Main Issue: It is concluded that the proposal would have an unacceptable and harmful effect on the character and appearance of the area. The proposal would conflict with Policy DG1 of the Local Plan and Policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill & Sunningdale Neighbourhood Plan 2011 - 2026 (adopted 2014) (Neighbourhood Plan), which collectively seek to prevent harm to the character of the surrounding area. The proposal would also conflict with paragraph 127 of the National Planning Policy Framework, which provides that planning decisions should ensure that developments are sympathetic to local character. An overriding justification for the proposal to be placed with the RPAs of the relevant trees has not been provided, and it has not been demonstrated that the encroachment into the RPAs of the relevant trees would be compensated for elsewhere (both required by BS5837), although the appellant has mentioned that land is available below the driveway. However, the construction methods proposed would ensure that the relevant trees would remain viable, and mitigation measures to improve the soil environment have been specified (again, both required by BS5837). Considering the minimal encroachment into the RPAs that the proposal would cause, it is considered that the deficiency with respect to the overriding justification and the compensatory measures is acceptable in this instance. The proposal would have an acceptable effect on the protected trees on the site. The proposal would comply with Policy N6 of the Local Plan and Policy NP/EN2 of the Neighbourhood Plan, which collectively seek to ensure that development proposals retain important trees.

Appeal Ref.: 20/60042/REF **Planning Ref.:** 19/02442/OUT **Plns Ref.:** APP/T0355/W/20/3251269
Appellant: Mr Geoffrey Copas **c/o Agent:** Mr Tom McArdle Pike Smith & Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Committee **Officer Recommendation:** Refuse
Description: Outline application for access and layout only to be considered at this stage with all other matters to be reserved for a proposed new equine centre with worker accommodation
Location: **Land At Lower Mount Farm And To West of Unit 2B And South of Long Lane Cookham Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 11 March 2021

Appeal Ref.: 21/60001/REF **Planning Ref.:** 20/02132/FULL **Plns Ref.:** APP/T0355/D20/3263453
Appellant: Mr Mannie Bhui **c/o Agent:** Mr Richard Simpson 132 Brunswick Road London W5 1AW
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Single storey rear extension
Location: **211 Coppermill Road Wraysbury Staines TW19 5NW**
Appeal Decision: Dismissed **Decision Date:** 12 March 2021

Main Issue: The Council indicate that planning permission was granted in April 1999 to extend the original building (ref. 99/77868/FULL), which was subsequently implemented. The Council calculate that the total increase in floorspace, of the existing and proposed extensions, compared to the original building, would be around 260%. The Appellant has not challenged these figures. The analysis required by paragraph 145 c) of the Framework is whether the additions are disproportionate in relation to the 'size' of the original dwelling. The proposed increase in volume, scale and floorspace, of the existing and proposed extensions, are, therefore, relevant to that assessment. Based on these factors, when taken together, the sum total and size of the existing and proposed extensions would be disproportionate to the original dwelling. This finding is reflected by the cumulative increase in floorspace, volume and scale that results from the existing and proposed extensions compared to the original dwelling, and increase which would be significant. For these reasons, it is concluded that the proposed extension, when taken in combination with the existing extension, would be disproportionate to the original dwelling and represent inappropriate development in the Green Belt, which Paragraph 143 of the Framework states is harmful by definition and should not be approved except in very special circumstances. Accordingly, it would fail to accord with Policy GB4 of the Local Plan or paragraph 145 c) of the Framework. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and its essential characteristics are therefore its permanence and openness. The impact on openness has a spatial as well as a visual aspect. In my judgement, the size, volume and floorspace of the appeal proposal, combined with the existing extension, would fail, in visual and spatial terms, to preserve the openness of the Green Belt. The Framework advises at Paragraph 133 that openness is an essential characteristic of Green Belts, and the appeal proposal would therefore cause harm in this regard. The appeal proposal, when taken together with the existing extension to the original building, constitutes inappropriate development in the Green Belt and would reduce the openness in this location. The Framework states that substantial weight should be given to any harm to the Green Belt. It is found that the other considerations in this case do not clearly outweigh the harm identified. Consequently, the very special circumstances necessary to justify the development do not exist. The proposed development would be contrary to Policies GB1, GB2 and GB4 of the Local Plan and with the guidance in the Framework relating to Green Belt.

Appeal Ref.: 21/60004/ENF **Enforcement Ref.:** 20/50142/ENF **Plns Ref.:** APP/T0355/C/20/3264580
Appellant: Sines Parks Ltd **c/o Agent:** Mr Matthew Green Green Planning Studio Ltd Unit D Lunesdale Shrewsbury Upton Magna SY4 4TT
Decision Type: **Officer Recommendation:**
Description: Appeal against the Enforcement Notice: Without planning permission, the importation and distribution of materials, including but not limited to road plainings to facilitate the formation of a hard surface.
Location: **Farm House Crown Farm Eton Wick Road Eton Wick Windsor SL4 6PG**
Appeal Decision: Enforcement Notice Withdrawn by LA **Decision Date:** 17 March 2021

Appeal Ref.: 21/60017/REF **Planning Ref.:** 20/01992/FULL **Plns Ref.:** APP/T0355/D/21/3266900
Appellant: D Ovens **c/o Agent:** Mr Scott Wood SDW Design 63 Hillary Road High Wycombe HP13 7RB
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Two storey front/side extension, relocation of front door, altered front drive to allow for a new drop curb for two repositioned parking bays and alteration to fenestration.
Location: **11 Windmill Road Cookham Maidenhead SL6 9NE**
Appeal Decision: Dismissed **Decision Date:** 19 March 2021

Main Issue: As a result, the proposed extensions would appear as a dominant, incongruous form of development, which would be out of keeping with the character and appearance of the area and would fail to respect the design and appearance of surrounding development. Furthermore, due to its size and scale, it would significantly reduce the open gap between the appeal property and the neighbouring dwelling, which would harm the open aspects of this part of the estate.

Appeal Ref.: 21/60018/REF **Planning Ref.:** 20/02316/FULL **Plns Ref.:** APP/T0355/D/21/3267132
Appellant: Mr S Afzal **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead Berkshire SL6 5EY
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Part single part two storey side extension, replacement roof including x1 rear dormer and alterations to fenestration following demolition of the existing single storey side element - part retrospective.
Location: **40 Queensway Maidenhead SL6 7SD**
Appeal Decision: Dismissed **Decision Date:** 23 March 2021

Main Issue: The Inspector found that the level of overlooking would be significantly increased, which would harm the living conditions of surrounding residents. The Inspector also found that the proposal would substantially increase the bulk of the property, when seen from neighbouring properties it would appear as an overbearing form of development.
