

Planning Applications Decided

Week Ending - 1 November 2024

The applications listed below have been DECIDED by the Council.

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 9th June 2021 **Appn No.:** 21/01720
Type: Works To Trees Covered by TPO
Proposal: (T1) London Plane -fell. (TPO 77 of 2003).
Location: **The Minstrels Fishery Road Maidenhead SL6 1UP**
Applicant: Jean-Christophe Viollet **c/o Agent:** Mr Chesterman All Arboriculture Basement Flat 124 Richmond Road Bristol BS6 5ER

Decision Type:
Decision: Application Withdrawn **Date of Decision:** 28 October 2024
 HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 26th July 2021 **Appn No.:** 21/02317
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of planning permission 15/00522/FULL (allowed on appeal) without complying with Condition 1 and Condition 2 (Temporary Permission).
Location: **Brayfield Stables Windsor Road Water Oakley Windsor SL4 5UJ**
Applicant: Wayne Owen **c/o Agent:** Matthew Green Green Planning Studio Ltd Unit D Lunesdale Upton Magna Business Park Upton Magna Shrewsbury SY4 4TT

Decision Type:
Decision: No Further Action **Date of Decision:** 28 October 2024
 MZL

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 18th August 2021 **Appn No.:** 21/02543
Type: Outline
Proposal: Outline application for scale only to be considered at this stage with all other matters to be reserved for the construction of an M4 noise abatement and landscaped screening bund with post rail fence.
Location: **Land At Binfield Paddocks Twyford Road Binfield Bracknell**
Applicant: Mr Craig Harrod **c/o Agent:** Miss Eva Gascoigne Pike Smith & Kemp Rural Hyde Farm Marlow Road Maidenhead SL6 6PQ

Decision Type: Delegated
Decision: Would Have Refused **Date of Decision:** 28 October 2024
 CYC

Ward: Bray
Parish: Bray Parish
Appn. Date: 20th June 2023 **Appn No.:** 23/01135
Type: Full
Proposal: New agricultural hard standing and siting of temporary portacabin welfare unit with buried septic tank (retrospective).
Location: **Land Known As Budds Pasture East of Moneyrow Green And North of Forest Green Road Holyport Maidenhead**

Applicant: Mrs Louise Craig
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 30 October 2024
 DZT

Ward: Bray
Parish: Bray Parish
Appn. Date: 1st December 2023 **Appn No.:** 23/02890
Type: Full
Proposal: Repositioning and widening of the existing farm access (part retrospective).
Location: **Long Lane Farm Ascot Road Holyport Maidenhead**
Applicant: Mr Willie Doyle **c/o Agent:** Oliver Thompson Thompson And Williams Firtree Cottage
 Pinewood Road Iver Heath SL0 0ND
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 30 October 2024
 VM

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 15th December 2023 **Appn No.:** 23/03085
Type: Full
Proposal: Replacement dwelling and new pillars and gates to new vehicular access following demolition of existing dwelling and outbuilding.
Location: **Hope Cottage 114 Chobham Road Sunningdale Ascot SL5 0HX**
Applicant: Mr And Mrs F Hillman **c/o Agent:** Mr B Millard Twenty 20 Architecture Ltd Old Boundary House
 London Road Sunningdale Berkshire SL5 0DJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 October 2024
 BF

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 29th February 2024 **Appn No.:** 24/00498
Type: Full
Proposal: Single storey front/side extension, part single part two storey side/rear extension and alterations to fenestration following demolition of existing front porch, garage and rear extension.
Location: **53 Mill Lane Windsor SL4 5JQ**
Applicant: Mr And Mrs Nathan Foster **c/o Agent:** Mr Robert Hillier R.M. Hillier Ltd Little Cedar 12 A
 Chapel Road Flackwell Heath High Wycombe HP10 9AA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
 ZP

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 27th March 2024 **Appn No.:** 24/00758
Type: Full
Proposal: Detached outbuilding ancillary to the main dwelling.
Location: **37 Tangier Lane Eton Windsor SL4 6BB**
Applicant: Mr Styles **c/o Agent:** Mr Christopher Birt Christopher David Design 4 Leacroft Close Staines-
 Upon-Thames TW18 4NP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
 DZC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 8th April 2024 **Appn No.:** 24/00844
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 6 to substitute those plans approved under 22/01264/FULL for a single story rear extension with a walk on roof area, replacement roof above the existing three storey side element, alterations to the rear fenestration and landscaping with amended plans.
Location: **16 Trinity Place Windsor SL4 3AT**
Applicant: Mr Edward Thornton **c/o Agent:** Mr Gabrio Pigo Artichoke: Architectural Consultancy Artichoke
 House 71 Clewer Hill Road Windsor SL4 4DE
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 October 2024
 AI

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 1st May 2024 **Appn No.:** 24/00891
Type: Full
Proposal: Upgrading of the arrival area, "The Beginning" at Windsor Resort, including external alterations to buildings, replacement and additional structures, landscaping and provision of associated infrastructure.
Location: **Legoland Windsor Resort Winkfield Road Windsor SL4 4AY**
Applicant: LEGOLAND Windsor Park Ltd **c/o Agent:** Mr Mark Battersby Lichfields Apex Plaza Forbury Road Reading RG1 1AX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024
DZT

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 10th May 2024 **Appn No.:** 24/00926
Type: Full
Proposal: Single storey extension to existing clubhouse to provide female changing facilities.
Location: **Maidenhead Rugby Club Braywick Road Maidenhead SL6 1BN**
Applicant: Mr Steve Bough **c/o Agent:** Mr Dean Luxton Delux Designs 25 Fullbrook Close Maidenhead SL6 8UE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
DAB

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 3rd June 2024 **Appn No.:** 24/01158
Type: Full
Proposal: Lees House - External lift shaft to south west elevation, alterations to fenestration and external finish, Glass house - replacement building.
Location: **Imperial College Silwood Park Buckhurst Road Ascot SL5 7PY**
Applicant: Mr Waseem Aftab **c/o Agent:** Mr Waseem Aftab CABI Bakeham Lane Englefield Green Egham TW20 9T
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 October 2024
MZV

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 5th June 2024 **Appn No.:** 24/01376
Type: Discharge of Condition
Proposal: Details required by Conditions 12 (Arb Method Statement) and 24 (CMP) of planning permission 23/02211/FULL for a Part alteration and part demolition of the Eton College Gymnasium and Indoor Swimming Pool complex and refurbishment/redevelopment to provide a new Indoor Sports Centre including 6-court sports hall, 8 no. squash courts, Athletic Development Programme ('ADP') facility, fitness and physio suites, climbing wall, dojo, fencing salle and associated cafe, changing, teaching, office and storage facilities and retention of rifle range (revised details in respect of final phase of development permitted under planning permission 18/02033/FULL as varied by planning permissions 20/00160/VAR and 20/02972/VAR).
Location: **College Eton College Slough Road Eton Windsor SL4 6DJ**
Applicant: C/o Savills **c/o Agent:** Mr Ben Tattersall 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 30 October 2024
BF

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 10th June 2024 **Appn No.:** 24/01384
Type: Works To Trees Covered by TPO
Proposal: (T24) Oak - reduce the trees remaining crown by approximately 2m, reduce stem over road by removing an average 3.5m from all side growth and 2m from height, install crown anchor/modern non invasive dynamic cable bracing, connecting the two outer stems to the middle stem and remove all major dead wood, (036/2003/TPO); (T28) Horse Chestnut - reduce entire crown by approximately 4m from height and side growth, (024/2002/TPO) and (T34) Silver Birch - fell, (053/2005/TPO).
Location: **Street Record Shrubbs Hill Lane Sunningdale Ascot**
Applicant: Mr Michael Spooner **c/o Agent:** Mr Julian Clarke Canon Tree Care 16 Beech Lane Didcot OX116EB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 October 2024
AYB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 28th June 2024 **Appn No.:** 24/01530
Type: Full
Proposal: Raising of the ridge to accommodate habitable accommodation within the roof space, 2no. front dormers and 1no. rear dormer.
Location: **22 Suffolk Road Maidenhead SL6 2TQ**
Applicant: Mr Habib Khan **c/o Agent:** Mr Ali Uddin 43 Tamarisk Way Slough SL1 2UW
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 29 October 2024
DJ

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 2nd August 2024 **Appn No.:** 24/01632
Type: Works To Trees Covered by TPO
Proposal: Please see tree report and spreadsheet. (003/1963/TPO)
Location: **Legoland Windsor Resort Winkfield Road Windsor SL4 4AY**
Applicant: Mr Julian Bromley **c/o Agent:** Jane Newington Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 October 2024
HL

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 19th July 2024 **Appn No.:** 24/01758
Type: Works To Trees In Conservation Area
Proposal: Conifer - remove.
Location: **Tythecote Manor High Street Hurley Maidenhead SL6 5NB**
Applicant: Mr Luke Burnage **c/o Agent:** Mr Luke Burnage Riverside Tree Care Ltd 14 Cleveland Close Maidenhead Berkshire SL6 1XE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
HL

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 22nd July 2024 **Appn No.:** 24/01771
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the relocation of the front entrance door with new canopy, garage conversion, single storey rear extension, side electricity meter unit, alterations to fenestration and 1no. outbuilding is lawful.
Location: **Tommerhytte Quarry Wood Bisham Marlow SL7 1RF**
Applicant: Mrs D Karavias **c/o Agent:** Mr Kevin Jones Cameron Jones Planning Limited 3 Elizabeth Gardens Ascot SL5 9BJ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 25 October 2024
DJ

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 25th September 2024 **Appn No.:** 24/01786
Type: Permitted Development Extended
Proposal: Single storey side/rear extension no greater than 7.91m in depth, 3.01m high with an eaves height of 2.27m.
Location: **18 Northfield Road Eton Wick Windsor SL4 6LG**
Applicant: Mr Stephen McCabe **c/o Agent:** John Molloy 29 Whitton Dene Hounslow TW3 2J
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 31 October 2024
FAC

Ward: Bray
Parish: Bray Parish
Appn. Date: 25th July 2024 **Appn No.:** 24/01794
Type: Full
Proposal: New entrance canopy, single storey side/rear extension and alterations to fenestration following the demolition of the existing single storey elements.
Location: **6 Elm Cottages Holyport Street Holyport Maidenhead SL6 2JU**
Applicant: Ms A Smith **c/o Agent:** Ms Louise Palomba Loup Architecture Ltd 16 Northcroft Villas Englefield Green Egham TW20 0DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
DJ

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 15th August 2024 **Appn No.:** 24/01822
Type: Full
Proposal: Detached garage.
Location: **Land Adjacent To Oakside Littlefield Green White Waltham Maidenhead**
Applicant: Mr Ryan Kroonenburg **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
DJ

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 3rd September 2024 **Appn No.:** 24/01819
Type: Certificate of Lawful Use
Proposal: Certificate of lawfulness to determine whether the existing use of part of the residential dwelling for administrative tasks associated with a private hire operator's licence is lawful.
Location: **Laurel Cottage Cox Green Lane Maidenhead SL6 3EY**
Applicant: Mr Danial Emani
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 31st July 2024 **Appn No.:** 24/01851
Type: Full
Proposal: Single storey rear extension, 1no. vent to the existing roof, alterations to fenestration, steps and a rear raised terrace.
Location: **94 Priors Way Maidenhead SL6 2EN**
Applicant: Mrs Patrycja Kaczmarek
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 October 2024
RVS

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 6th September 2024 **Appn No.:** 24/01882
Type: Full
Proposal: Installation of 5no.cold room condenser units and 4no. heat pumps to serve the existing air handling units at first floor roof level on eastern side of the building following the removal of the existing refrigeration unit.
Location: **Waitrose 48 Moorbridge Road Maidenhead SL6 8AF**
Applicant: Waitrose & Partners Ltd **c/o Agent:** Michael Mills Firstplan 21 Broadwall Broadwall House London SE1 9PL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024
DAB

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 27th August 2024 **Appn No.:** 24/01887
Type: Full
Proposal: New hipped roof, raising of the eaves and ridge, 2no. front dormers, 2no. replacement side dormers, replacement Juliet balcony, alterations to the existing front bay windows, external finish and fenestration following the demolition of the existing elements.
Location: **29 Birdwood Road Maidenhead SL6 5AP**
Applicant: Mr Karl Heard Norrish
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
DJ

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 30th August 2024 **Appn No.:** 24/01907
Type: Full
Proposal: Single storey side/rear extension, loft conversion with rear dormer and alterations to fenestration.
Location: **110 Arthur Road Windsor SL4 1RX**
Applicant: Mr David Davies
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 25 October 2024
AI

Ward: Bray
Parish: Bray Parish
Appn. Date: 19th August 2024 **Appn No.:** 24/01928
Type: Full
Proposal: Part single part two storey front/side extension and alterations to fenestration following demolition of existing elements.
Location: **11 Trenchard Road Holyport Maidenhead SL6 2LR**
Applicant: Monica Hart **c/o Agent:** Mr Mark Mirams Studio Charrette 50 Grosvenor Hill London W1K 3QT
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 October 2024
DJ

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 21st August 2024 **Appn No.:** 24/01975
Type: Works To Trees Covered by TPO
Proposal: T1 - Corsican Pine - reduce end weight by 2m leaving a final height of 17m and spread of 7.5m (001/1957/TPO).
Location: **The Garden House Church Lodge Whitmore Lane Ascot SL5 0NT**
Applicant: Mrs Frampton **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 25 October 2024
AYB

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 22nd August 2024 **Appn No.:** 24/02015
Type: Listed Building Consent
Proposal: Consent for alterations to change the use of the property from offices (use Class E) and two self-contained residential apartments to a single dwelling house (use Class C3), including a rear extension at basement, ground floor and first floor, and various internal and external alterations.

Location: **12 Park Street Windsor SL4 1LU**
Applicant: Mr Ellis **c/o Agent:** Mrs Michelle Purnell Heritage Fusion Abbey House 282 Farnborough Rd Farnborough GU14 7LZ

Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 30 October 2024
BF

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 20th August 2024 **Appn No.:** 24/02014
Type: Full
Proposal: Change of use of the property from offices (use Class E) and two self-contained residential apartments to a single dwelling house (use Class C3), including a rear extension at basement, ground floor and first floor, and various internal and external alterations.

Location: **12 Park Street Windsor SL4 1LU**
Applicant: Mr Ellis **c/o Agent:** Mrs Michelle Purnell Heritage Fusion Abbey House 282 Farnborough Rd Farnborough GU14 7LZ

Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 30 October 2024
BF

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 30th August 2024 **Appn No.:** 24/02065
Type: Works To Trees Covered by TPO
Proposal: (T3) Lime - tip reduce the subdominant limb by 2m, pruning back no further than the previous pruning points. (T6) London Plane - the subdivided stem with defect (cavity), crown reduce this individual stem by up to 2m in height and 1m in outward spread (001/1970/TPO).

Location: **8 Ashdown Maidenhead SL6 8HU**
Applicant: Mr James **c/o Agent:** Mr Ben Marsh 4 Seasons Tree Care Ltd 11 Pilots Place Haddenham Aylesbury HP17 8NW

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
HL

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 3rd September 2024 **Appn No.:** 24/02075
Type: Full
Proposal: Single storey side/rear extension, alterations and new roof to existing canopy and alterations to external finish.

Location: **131 Horton Road Datchet Slough SL3 9HW**
Applicant: Mr And Mrs Eastmond **c/o Agent:** Ms Eva Dionysiou 29 Osborne Road Windsor SL4 3EG

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
IWM

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 5th September 2024 **Appn No.:** 24/02073
Type: Full
Proposal: Roof alterations and extension at first floor to provide additional habitable accommodation, enlargement of Juliet balconies to front and alterations to fenestration.

Location: **Woollacoombe Southlea Road Datchet Slough SL3 9DB**
Applicant: Mr S Naji **c/o Agent:** Mr Russell Forde Smart Planning Ltd Old School House Rettendon Turnpike Battlesbridge Wickford SS11 7QL

Decision Type: Delegated
Decision: Refuse **Date of Decision:** 31 October 2024
AI

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 17th September 2024 **Appn No.:** 24/02079
Type: Full
Proposal: New front porch and a single storey side extension with pitched roof and rooflight over the existing single storey rear element following the demolition of the existing detached garage.
Location: **107 Broom Hill Cookham Maidenhead SL6 9LJ**
Applicant: Tushar Daharwal **c/o Agent:** Keenan Project Designs Ltd 11A Dormer Place Lemington Spa CV32 5AA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024
CZB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 27th August 2024 **Appn No.:** 24/02085
Type: Works To Trees In Conservation Area
Proposal: 2no. lime trees - cut back branches to the line of the boundary.
Location: **The Bridge House Bisham Road Bisham Marlow SL7 1RP**
Applicant: Richard Simmonds
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
HL

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 4th September 2024 **Appn No.:** 24/02093
Type: Advertisement
Proposal: Consent to display 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign (retrospective)
Location: **Site of Former Magnet Leisure Centre St Cloud Way Maidenhead**
Applicant: Mr Will Kilpatrick
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
SCS

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 17th September 2024 **Appn No.:** 24/02104
Type: Advertisement
Proposal: Consent to display 1no. internally illuminated digital display.
Location: **BP Maidenhead Road Service Station Maidenhead Road Windsor SL4 5EL**
Applicant: C/o Agent **c/o Agent:** Miss Nilufa Yasmin Carter Jonas One Chapel Place London W1G 0DJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
IWM

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 2nd September 2024 **Appn No.:** 24/02119
Type: Full
Proposal: Garage conversion, part single, part two storey side/rear extension, 1no. front dormer, 1no. rear balcony, alterations to fenestration, enlargement of the existing hardstanding, replacement entrance gates and a replacement detached garage following the demolition of the existing elements.
Location: **Latymer Pinkneys Drive Maidenhead SL6 6QD**
Applicant: Jon & Tracy Atkins **c/o Agent:** Anne Owen Anne Owen Architects Ltd 24 Springfield Park Twyford Reading RG10 9JH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024
MZV

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 4th September 2024 **Appn No.:** 24/02120
Type: Full
Proposal: First floor side/rear extension and alterations to the external finish and fenestration.
Location: **12 Cavendish Meads Ascot SL5 9TD**
Applicant: Mr Tim Tsang **c/o Agent:** Mr. S Ng Man & Man Planning And Construction Compliance Ltd Unit 3 Croft Lane Edenbridge TN8 5BA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 October 2024
AI

Ward: Bray
Parish: Bray Parish
Appn. Date: 5th September 2024 **Appn No.:** 24/02134
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed partial garage conversion and a single storey side extension is lawful.
Location: **13 Tithe Barn Drive Maidenhead SL6 2DF**
Applicant: Mr J Mansier **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:** 29 October 2024
CZB

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 5th September 2024 **Appn No.:** 24/02137
Type: Full
Proposal: Replacement gates and new brick piers.
Location: **Plough Cottage Plough Lane West End Waltham St Lawrence Reading RG10 0NR**
Applicant: Mr Paul Urban **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 25 October 2024
MZW

Ward: Bray
Parish: Bray Parish
Appn. Date: 4th September 2024 **Appn No.:** 24/02127
Type: Full
Proposal: The construction of an outdoor swimming pool within the walled garden, external courts comprising, two tennis courts, four padel courts and four pickleball courts, lighting and associated landscaping works.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Vinyl Space Limited **c/o Agent:** Mr Sam Harper Firstplan Ltd Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 29 October 2024
SRD

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 9th September 2024 **Appn No.:** 24/02142
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 2 (Materials) and Condition 9 (Approved Plans) to substitute those plans approved under 24/01061/FULL for Part two storey front extension, single storey rear extension, first floor side extension, 1no. rear dormer and alterations to fenestration pursuant to approval ref: 23/02595/FULL with amended plans.
Location: **Loisach 85 Lower Cookham Road Maidenhead SL6 8JY**
Applicant: Mr Dav Sindher **c/o Agent:** Lorena Cordido TP Architects 33A St Lukes Road Maidenhead SL6 7DN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
SCS

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 6th September 2024 **Appn No.:** 24/02151
Type: Works To Trees Covered by TPO
Proposal: T1 - Oak - Crown lift to a height of 5m over ground level, Tip reduce lower lateral branches to maintain a clearance of 4m over the roof of the neighbouring property at Elentone, Lower Boyndon Road and a clearance of 3m from the side of the house at 3 Underhill Close. Removal of deadwood and ivy (006/1996/TPO).
Location: **3 Underhill Close Maidenhead SL6 4DS**
Applicant: Jose Iglesias
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
AYB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 6th September 2024 **Appn No.:** 24/02154
Type: Works To Trees In Conservation Area
Proposal: T1 - Willow - fell, T2 - Ash - fell.
Location: **Stoney Ware Estates Corner Cottage Stoney Ware Bisham Road Bisham Marlow SL7 1RN**
Applicant: Mr Laurence Sharp **c/o Agent:** Mr Laurence Sharp Nicholsons The Park North Aston Bicester Oxfordshire OX25 6HL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 October 2024
AYB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 9th September 2024 **Appn No.:** 24/02143
Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of Condition 3 to substitute those plans approved under 23/02868/FULL for the single storey front extension with entrance canopy, part single, part two storey, part first floor side/rear extension and new mono pitched roof to the existing garage with amended plans.
Location: **12 Cannock Close Maidenhead SL6 1XB**
Applicant: Mrs Shergill **c/o Agent:** Mr Amar Sankhla RRS Designs 17 Fox Road Slough SL3 7SG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 October 2024
DJ

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 13th September 2024 **Appn No.:** 24/02166
Type: Cert of Lawfulness of Proposed Use
Proposal: Certificate of lawfulness to determine whether the proposed change of use from C3 Residential Dwelling house to a C4 HMO, not exceeding 6 person, single storey side extension and alterations to fenestration is lawful.
Location: **156 Dedworth Road Windsor SL4 4JL**
Applicant: Mr Sehdev **c/o Agent:** Mr Sammy Chan OPS Chartered Surveyors 17 Garvin Avenue Beaconsfield HP9 1RD
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 31 October 2024
RVS

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 10th September 2024 **Appn No.:** 24/02168
Type: Full
Proposal: Single storey side extension, 1no. detached car port and alterations to existing rear decked area and raised terrace.
Location: **14 Park Avenue Wraysbury Staines TW19 5ET**
Applicant: Mr Karwal **c/o Agent:** Mr Christopher Birt Christopher David Design 4 Leacroft Close Staines-Upon-Thames TW18 4NP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 October 2024
IWM

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 13th September 2024 **Appn No.:** 24/02184
Type: Works To Trees Covered by TPO
Proposal: T1 Horse Chestnut - Tip back to previous points, approx. up to 2m in height and 1.5m in lateral spread, leaving 14m height and 7m spread. (012/1989/TPO)
Location: **Ashtons Sandisplatt Road Maidenhead SL6 4NB**
Applicant: Mrs Turnbull **c/o Agent:** Rebecca Watts R Watts & Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 October 2024
AYB

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 9th September 2024 **Appn No.:** 24/02185
Type: Works To Trees In Conservation Area
Proposal: Chestnut tree - Fell. Sycamore - Reduce branch extending into neighbours property by 4m and remainder to be reduced to pollarding lines (approximately 2m reduction).
Location: **Melton Lodge New Road Hurley Maidenhead SL6 5LN**
Applicant: Mr Chris Blick
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
AYB

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 9th September 2024 **Appn No.:** 24/02186
Type: Full
Proposal: Single storey outbuilding ancillary to the main dwelling (retrospective).
Location: **5 Marbeck Close Windsor SL4 5RB**
Applicant: Mr John Noctor **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
IWM

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 10th September 2024 **Appn No.:** 24/02182
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use from restaurant (Class E) to residential dwelling (Class C3).
Location: **Pazzia Ristorante London Road Sunninghill Ascot SL5 0PN**
Applicant: Wellington Pub Company **c/o Agent:** Caldecotte Group 15 London House Swinfens Yard Stony Stratford MK11 1SY
Decision Type: Delegated
Decision: Prior Approval Required and Granted **Date of Decision:** 31 October 2024
JO

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 10th September 2024 **Appn No.:** 24/02198
Type: Works To Trees Covered by TPO
Proposal: Lime - Crown thin by no more than 20%, crown lift to a height of 4.5m above ground level by removing small and secondary branches, sever and remove ivy and remove basal and epicormic shoots. 001/1970/TPO)

Location: **23 Maidenhead Court Park Maidenhead SL6 8HN**
Applicant: Rosalind Yellowlees
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 October 2024
 AYB

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 11th September 2024 **Appn No.:** 24/02212
Type: Works To Trees Covered by TPO
Proposal: T1 - Oak - prune to provide 2m clearance to the house leaving a final height of 16m and spread of 11m, T2 - Oak - prune to provide 2m clearance to the house leaving a final height of 16m and spread of 9m, T3 - Cherry - crown reduction by 1m, to a final height of 8m and spread of 4.5m (004/1962/TPO).

Location: **Le Querce 28 Dower Park Windsor SL4 4BQ**
Applicant: Mrs Haggart **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:** 31 October 2024
 AYB

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 11th September 2024 **Appn No.:** 24/02221
Type: Discharge of Condition
Proposal: Details required by Conditions 5 (door details) and 6 (window details) of listed building consent 19/01471/LBC for consent for alterations to the existing outbuilding, replacement of garage space as accommodation ancillary to the main dwelling, single storey rear extension to the main dwelling, alterations to fenestration and re-painting of external brickwork, following demolition of the existing garage.

Location: **Peach Cottage 7 Blacknest Gate Road Sunninghill Ascot SL5 0PT**
Applicant: Mr Marc Overton **c/o Agent:** Mr Nathan Allington 10 Flanders Court Egham Surrey TW20 8AX
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 October 2024
 IWM

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 12th September 2024 **Appn No.:** 24/02207
Type: Discharge of Condition
Proposal: Details required by Condition 6 (Windows) and 7 (Whitley Hall brickwork) of planning permission 23/02211/FULL for a Part alteration and part demolition of the Eton College Gymnasium and Indoor Swimming Pool complex and refurbishment/redevelopment to provide a new Indoor Sports Centre including 6-court sports hall, 8 no. squash courts, Athletic Development Programme ('ADP') facility, fitness and physio suites, climbing wall, dojo, fencing salle and associated cafe, changing, teaching, office and storage facilities and retention of rifle range (revised details in respect of final phase of development permitted under planning permission 18/02033/FULL as varied by planning permissions 20/00160/VAR and 20/02972/VAR).

Location: **College Eton College Slough Road Eton Windsor SL4 6DJ**
Applicant: Eton College **c/o Agent:** Mr Ben Tattersall Savills 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 30 October 2024
 BF

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 16th September 2024 **Appn No.:** 24/02235
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Roof Tile); Condition 4 (Windows And Doors); Condition 12 (Acoustic Insulation) and Condition 13 (Aircraft Noise) of planning permission 23/01516/FULL for a part single part two storey side/rear extension, roof extension with 1no. rear dormer, 2no. rear roof terraces, alterations to fenestration and a new refuse and cycle store to provide an additional ground floor commercial unit and a change of use of the first and second floors from retail/offices to provide 4no. dwellings.

Location: **59 - 59A St Leonards Road Windsor**
Applicant: Mr Des McGuckin **c/o Agent:** John Hancock Brocklehurst Architects 15 High Street West Wycombe HP14 3AE

Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 October 2024

DZC

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 16th September 2024 **Appn No.:** 24/02241
Type: Full
Proposal: Single storey rear/side extension and alterations to fenestration following demolition of existing element.

Location: **Kingswood Cottage Lower Boyndon Road Maidenhead SL6 4DD**
Applicant: Lillie Roberts **c/o Agent:** Mr Andy Ward Award Design 2 Buttermere Drive Camberley GU15 1Q

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024

CZB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 16th September 2024 **Appn No.:** 24/02246
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Fixing Of Glazed Screen/Doors); Condition 3 (Fixing Of Cabling); Condition 4 (Colour Reference Of Redecoration Works) and Condition 5 (Detail Of Ramp) of listed building consent 23/02181/LBC for the consent for internal decoration works inclusive of minor alterations to improve upon poor historic modern additions, alongside fire safety improvements.

Location: **Bisham Abbey Bisham Village Marlow Road Bisham Marlow SL7 1RR**
Applicant: Sport England **c/o Agent:** Mr Daniel Markwart Studio OL3 Ltd Unit 7 Whitegate Business Centre Jardine Way Chadderton Oldham Greater Manchester OL9 9JT

Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 29 October 2024

DJ

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 20th September 2024 **Appn No.:** 24/02247
Type: Works To Trees Covered by TPO
Proposal: 3no. Goat Willow bush trees - fell (003/2015/TPO).

Location: **Cherry Tree 16 Woodlands Ride Ascot SL5 9HN**
Applicant: Ms Beverley Smith
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024

AYB

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 26th September 2024 **Appn No.:** 24/02257
Type: Works To Trees Covered by TPO
Proposal: (T1, T2 and T3) Group of 3 Scots Pine - Remove trees. (002/1990/TPO)
Location: **15 Hurstwood Ascot SL5 9SP**
Applicant: Mr Hancox **c/o Agent:** Mr Andrew Statham Tree Clinic Surrey 21 Whopshott Ave Woking GU21 4UE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
AYB

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 19th September 2024 **Appn No.:** 24/02281
Type: Works To Trees In Conservation Area
Proposal: T1 - Quercus ilex (holm/holly oak) crown reduction by 2m as per photograph, T2 - Hornbeam tree - to side prune back on the house side by 2m as per photograph, T3 - Norway Maple - to remove the lower epicormic growth.
Location: **Meadow Cottage Mill Lane Hurley Maidenhead SL6 5ND**
Applicant: Mr Colin Willman **c/o Agent:** Colin Willman Parish Environmental Services Ltd 157 Waterloo Road Wokingham RG40 2JN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024
AYB

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 25th September 2024 **Appn No.:** 24/02304
Type: Works To Trees In Conservation Area
Proposal: (T1) Black Mulberry - remove low limb growing towards car parking area and crown lift on customers side to 2m by removing secondary growth; (T2) Apple - form into pollard by forming pollard knuckles at 2m, 40mm stubs to be left to aid regrowth; (T3) Lime - prune back road side by approximately 1.5m to remove the overhang and (G1) Lime x 2 - re pollard at previous pollard knuckles, leaving 30-50mm stubs to aid regrowth.
Location: **South Lodge Manor Farm Manor Drive And The Old School House The Street Shurlock Row Reading RG10 0PR**
Applicant: Louise Horgan **c/o Agent:** Nathan Cantell Beechwood Tree Care Ltd 2 Playhatch Farm Cottages Playhatch RG4 9QX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024
HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 25th September 2024 **Appn No.:** 24/02309
Type: Works To Trees Covered by TPO
Proposal: T1 Leyland cypress - Crown reduction by 10m-15m in height and 2.5m in spread (024/1973/TPO).
Location: **34 The Bingham's Maidenhead SL6 2ES**
Applicant: Mr Michael O'Reilly
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 October 2024
HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 27th September 2024 **Appn No.:** 24/02314
Type: Works To Trees In Conservation Area
Proposal: T1 Silver birch - Crown reduction by 1-2m to a final height of 6.5m and spread of 3m. T2 - Apple tree - Crown reduction by 2-4m to a final height of 6m and spread of 5m. T3 Fig tree - Crown reduction by 1-2m to a final height of 6.5m and spread of 3m.
Location: **11 Fairlight Avenue Windsor SL4 3AL**
Applicant: Mr Nilo Sirinivasan
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 October 2024
 HL

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 27th September 2024 **Appn No.:** 24/02326
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 8.00m in depth, 3.65m high with an eaves height of 3.45m.
Location: **The Stack 3 Old Ferry Drive Wraysbury Staines TW19 5EH**
Applicant: Mr Furqan Mahmood **c/o Agent:** Mr Kevin Turner Kevin J Turner Dip U.D. C Build E. FCABE. FRICS 64 Wood Road Shepperton Surrey TW17 0DX
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 31 October 2024
 IWM

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 25th September 2024 **Appn No.:** 24/02350
Type: Permitted Development Extended
Proposal: Single storey side/rear extension no greater than 7.91m in depth, 3.01m high with an eaves height of 2.27m.
Location: **18 Northfield Road Eton Wick Windsor SL4 6LG**
Applicant: Mr Stephen McCabe **c/o Agent:** John Molloy 29 Whitton Dene Hounslow TW3 2JN
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 31 October 2024
 FAC

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 30th September 2024 **Appn No.:** 24/02341
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Biodiversity Enhancements) and Condition 4 (External Materials) of planning permission 23/03076/FULL for a replacement single storey infill extension with new lantern rooflight, replacement tiles to front bay window and bricks to top section of chimney at rear, repairs to windows on side elevation and to front gate pier.
Location: **The Maltings High Street Cookham Maidenhead SL6 9SL**
Applicant: Mr R & Mrs C Harrison And Woolveridge **c/o Agent:** Mr Chris Connor Christopher James Architecture 27 Chaucer Way Woosehill Wokingham RG41 3BG
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 29 October 2024
 DJ

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 27th September 2024 **Appn No.:** 24/02361
Type: Works To Trees In Conservation Area
Proposal: 079U (False Acacia) - Fell.
Location: **3 Savile House Eton College Slough Road Eton Windsor SL4 6DT**
Applicant: The Head Gardener
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 October 2024
 HL

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 30th September 2024 **Appn No.:** 24/02368
Type: Works To Trees In Conservation Area
Proposal: (T1) Robina - Crown reduce by approximately 1.5m as shown and sever ivy. (G1) Mixed species - Cut back by 1m up to a height of 5m. (G2) Mixed species - Provide 1 - 1.5m clearance from dwelling.
Location: **Old Stocks Halls Lane Waltham St Lawrence Reading RG10 0JB**
Applicant: Mrs Cozens **c/o Agent:** Nathan Cantell Beechwood Tree Care Ltd 2 Playhatch Farm Cottages Playhatch RG4 9QX
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 31 October 2024
 HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th October 2024 **Appn No.:** 24/02416
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed 1no. rear dormer and 2no. front rooflights is lawful.
Location: **82 Bexley Street Windsor SL4 5BX**
Applicant: Mr J Edwards **c/o Agent:** Mr R Williams Williams Design & Development Ltd 4 St Johns Drive Windsor SL4 3RA
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 28 October 2024
 AI

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 18th October 2024 **Appn No.:** 24/02526
Type: Non-material Amendment
Proposal: Non material amendment to planning permission 16/02304/VAR to add a condition for the approved plan numbers.
Location: **34 - 35 Thames Street Windsor**
Applicant: Messrs Siddiqui And Saluja **c/o Agent:** Simon Hands And Associates 12 Ruislip Road Greenford Middlesex UB6 9QN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 October 2024
 JO

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 24th October 2024 **Appn No.:** 24/02570
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 22/03264/FULL for the amendment of the description as follows: New roof plant to existing roof terrace area, new service-access door to ground floor yard area, and new window to shared staff and terrace area.
Location: **Waitrose 48 Moorbridge Road Maidenhead SL6 8AF**
Applicant: **c/o Agent:** Michael Mills Firstplan Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 October 2024
 DAB

Appeal Decision Report

23 September 2024 - 28 October 2024

Windsor and Ascot

Appeal Ref.: 24/60028/REF **Planning Ref.:** 23/00635/FULL **Plns Ref.:** APP/T0355/W/23/3333352
Appellant: Mr Nazir 24 Fairfield Avenue Datchet Slough SL3 9NQ
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: 1no. detached dwelling and new shared access with No. 24 Fairfield Avenue.
Location: **24 And Land At 24 Fairfield Avenue Datchet Slough**
Appeal Decision: Dismissed **Decision Date:** 11 October 2024

Main Issue: The appeal was dismissed for the following reasons: Impact on character and appearance - the proposed dwelling, given its scale, extent of hardstanding, position relative to the plot and consequent disruption to the rhythm of the townscape would be harmful to the character and appearance of the area, contrary to BLP policy QP3, Datchet Neighbourhood Plan policy DAT2 and principle 9.3 of the Borough Wide Design Guide. Harmful effect on Biodiversity - the proposal cannot achieve a net gain in biodiversity. A contribution towards providing off-site biodiversity net gain would need to be secured by a planning obligation rather than a condition. In the absence of securing a planning obligation there is no certainty that the required mitigation for the lack of on-site biodiversity net gain can be achieved. The proposal conflicts with BLP policy NR2 and DNP policy DAT8 and would have a harmful effect upon biodiversity. The harm to the character and appearance of the area and to biodiversity would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the Framework and the presumption in favour of sustainable development does not apply.

Appeal Ref.: 24/60045/REF **Planning Ref.:** 23/03087/FULL **Plns Ref.:** APP/T0355/W/24/3338697
Appellant: Daljit Bhail Brookfield Lodge Datchet Road Horton Slough SL3 9PS
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Single storey side extension to link the main dwelling to the Summer Room with new mansard roof providing habitable accommodation within the roof space.
Location: **Brookfield Lodge Datchet Road Horton Slough SL3 9PS**
Appeal Decision: Dismissed **Decision Date:** 15 October 2024

Main Issue: The main issues for consideration of the appeal was whether the proposal was inappropriate development in the Green Belt and whether it would preserve the significance of the Grade II listed building (LB) and any of the features of special architectural or historic interest that it possesses. In terms of Green Belt, the Inspector did not accept the Council's calculations for the floor space of the original building and did not consider the proposal would amount to disproportionate additions over and above the original and therefore would not be inappropriate development in the Green Belt. However, the Inspector did consider that, given its proposed height and mass, partial projection forward of the ground floor and mansard roof design, the proposal would form a dominant and jarring addition, detracting from the existing main elevation of Brookfield Lodge. The overall combined length and height of the proposal, projecting directly from the rear of that one side of the Lodge's north elevation along the whole western side of the courtyard would add to that dominating effect. The Inspector considered the proposal would weaken the evidential value of Brookfield Lodge and harm the significance of the LB as a whole. As such, it would fail to preserve the special interest of the LB. The public benefits submitted by the appellant would be insufficient to outweigh the less than substantial harm that would be caused to the LB.

Appeal Ref.: 24/60046/REF **Planning Ref.:** 23/03088/LBC **Plns Ref.:** APP/T0355/Y/24/3338701
Appellant: Daljit Bhail Brookfield House Park Lane Horton SL3 9PR
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Consent for a single storey side extension to link the main dwelling to the Summer Room with new mansard roof providing habitable accommodation within the roof space.
Location: **Brookfield Lodge Datchet Road Horton Slough SL3 9PS**
Appeal Decision: Dismissed **Decision Date:** 15 October 2024

Main Issue: The Inspector determined that, given its proposed height and mass, partial projection forward of the ground floor and mansard roof design, the proposal would form a dominant and jarring addition, detracting from the existing main elevation of Brookfield Lodge. The overall combined length and height of the proposal, projecting directly from the rear of that one side of the Lodge's north elevation along the whole western side of the courtyard would add to that dominating effect. The Inspector considered the proposal would weaken the evidential value of Brookfield Lodge and harm the significance of the listed building (LB) as a whole. As such, it would fail to preserve the special interest of the LB. The Inspector considered the public benefits submitted by the appellant would be insufficient to outweigh the less than substantial harm that would be caused to the LB.

Appeal Ref.: 24/60051/REF **Planning Ref.:** 23/02644/CLAS **Plns Ref.:** APP/T0355/D/24/3340640
AA
Appellant: Mr A Al Thani **c/o Agent:** Mr Philip Andrews WvH Planning Ltd Elmwood High Park Avenue East Horsley Surrey KT24 5DD
Decision Type: Delegated **Officer Recommendation:** Prior Approval Required and Refused
Description: Application for prior approval for construction of one additional storey to property with a maximum height of 3.13m.
Location: **Riverside Lodge Maidenhead Road Windsor SL4 5TW**
Appeal Decision: Dismissed **Decision Date:** 11 October 2024

Main Issue: The Inspector concluded that the proposed development would have a detrimental impact on the external appearance of the appeal property, harming the character and appearance of the house and surrounding area, upholding reason 2. Regarding reason 1, relating to the potential effect of the development on protected species, the Inspector advised that Schedule 2, Part 1, Class AA of the GPDO does not provide for this matter to be considered. The Council consider that this is an error and has written to the PINS complaints team.

Appeal Ref.: 24/60056/REF **Planning Ref.:** 23/02021/LBC **Plns Ref.:** APP/T0355/Y/24/3339599
Appellant: Mr Paul Langworth **c/o Agent:** Roger Langworth 2 Spinners Walk Windsor Berkshire SL4 3AR
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Consent for railings on top of an existing brick wall and new gate to the front boundary.
Location: **2 Spinners Walk Windsor SL4 3AR**
Appeal Decision: Dismissed **Decision Date:** 30 September 2024

Main Issue: The proposals would fail to preserve the significance of the LB and features of special architectural and historic interest that it possesses, and would fail to preserve the character and appearance of the CA. The proposals would therefore fail to satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, for the same reasons, they would be contrary to policy HE1 of the Royal Borough of Windsor and Maidenhead Borough Local Plan which, amongst other things, states that the historic environment will be conserved and enhanced in a manner appropriate to its significance; and that heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset or its setting, will not be permitted without a clear justification in accordance with legislation and national policy. The proposals would also be contrary to paragraph 203 of the Framework which highlights, amongst other things, the desirability of sustaining and enhancing the significance of heritage assets.

Appeal Ref.: 24/60057/REF **Planning Ref.:** 23/02020/FULL **Plns Ref.:** APP/T0355/W/24/3338331
Appellant: Mr Paul Langworth **c/o Agent:** Roger Langworth 2 Spinners Walk Windsor Berkshire SL4 3AR
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Erection of railings on top of an existing brick wall and new gate to the front boundary.
Location: **2 Spinners Walk Windsor SL4 3AR**
Appeal Decision: Dismissed **Decision Date:** 30 September 2024

Main Issue: The proposals would fail to preserve the significance of the LB and features of special architectural and historic interest that it possesses, and would fail to preserve the character and appearance of the CA. The proposals would therefore fail to satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, for the same reasons, they would be contrary to policy HE1 of the Royal Borough of Windsor and Maidenhead Borough Local Plan which, amongst other things, states that the historic environment will be conserved and enhanced in a manner appropriate to its significance; and that heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset or its setting, will not be permitted without a clear justification in accordance with legislation and national policy. The proposals would also be contrary to paragraph 203 of the Framework which highlights, amongst other things, the desirability of sustaining and enhancing the significance of heritage assets.

Appeal Ref.: 24/60062/REF **Planning Ref.:** 24/00379/FULL **Plns Ref.:** APP/T0355/D/24/3343711
Appellant: Mr Kulvinder Sidhu 16 Cawcott Drive Windsor SL4 5PU
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Part single, part two storey wrap around extension (front/side/rear), new front canopy and alterations to fenestration.
Location: **16 Cawcott Drive Windsor SL4 5PU**
Appeal Decision: Dismissed **Decision Date:** 9 October 2024

Main Issue: The appeal scheme would be notably deeper and bulkier than the fallback scheme. It would therefore have a greater effect on the character and appearance of the host dwelling and area than the previously approved development. In conclusion, the appeal proposals would be contrary to Policy QP3 of the Royal Borough of Windsor and Maidenhead Borough Local Plan 2013-2033 (2022), Policy DES.01 of the Windsor Neighbourhood Plan 2019-2034 Referendum Version (2021), Principle 10.1 of the Borough Wide Design Guide Supplementary Planning Document (2020) and Section 12 of the National Planning Policy Framework. Taken together, these seek to achieve high quality development which respects and enhances local character. Household development should be subordinate and respond positively to the form and scale of the original building.

Appeal Ref.: 24/60072/REF **Planning Ref.:** 23/02075/FULL **Plns Ref.:** APP/T0355/W/24/3344810
Appellant: Mr & Mrs Sandhu **c/o Agent:** Mr David Kemp Flat 215, Alfred Court 53 Fortune Green Road LONDON NW6 1DF
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Sub-division of the existing site to create 2no. dwellings with a two storey side extension, new shared access and 3no. parking spaces following the demolition of the existing garage and detached outbuilding.
Location: **27 Princes Close Eton Wick Windsor SL4 6LZ**
Appeal Decision: Dismissed **Decision Date:** 25 October 2024

Main Issue: The appeal was dismissed as the proposed development failed to pass the Sequential Test. The Inspector considered that the appellants Sequential Test Assessment had not adequately demonstrated that there are no sequentially preferable sites that could accommodate the proposed development. The Inspector was in agreement with the Council's position that a reasonably available site may be part of a larger site, that the site does not need to be in the applicants ownership and that checks on the current status of relevant sites may be necessary. The Inspector concluded that there was nothing special or site specific about the proposal which would overcome the failure to pass the Sequential Test.