

Planning Applications Decided

Week Ending - 17 April 2025

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 18th February 2025 **Appn No.:** 25/00380
Type: Works To Trees Covered by TPO
Proposal: (T1) English Oak - Reduce height by approximately 3m and spread by approximately 1-2m (as shown). (039/2008/TPO)
Location: **36 Sutherland Chase Ascot SL5 8TF**
Applicant: Mr Roger Crunden **c/o Agent:** Mr Oliver Scarlett Tree Top Arborists Limited 369 Chequers Avenue High Wycombe Buckinghamshire HP11 1GQ
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 16 April 2025

AYB

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 21st February 2025 **Appn No.:** 25/00414
Type: Full
Proposal: Single storey front extension, single storey rear extension, new side entrance canopy, first floor side extension, 1no. rear dormer, alterations to fenestration, rear raised terrace and 1no. parking space.
Location: **24 Armitage Court Ascot SL5 9TA**
Applicant: Mr And Mrs Sharpe **c/o Agent:** Mr Ian Jenkins Piloti Architecture 29 Pen-y-Fai Road Aberkenfig Bridgend CF32 9AA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2025

DBL

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 24th February 2025 **Appn No.:** 25/00416
Type: Full
Proposal: Enlargement of the existing garage, new front entrance canopy, part single part two storey side/rear extension and alterations to fenestration.
Location: **Haining Chase Brockenhurst Road Ascot SL5 9HB**
Applicant: Suthar Siva **c/o Agent:** Mr Andy Ward Award Design 2 Buttermere Drive Camberley GU15 1QU
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 17 April 2025

FAC

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 25th February 2025 **Appn No.:** 25/00456
Type: Full
Proposal: Single storey side/rear extension following the demolition of the existing conservatory.
Location: **71 Victoria Road Ascot SL5 9DR**
Applicant: Mrs Julie Griffin **c/o Agent:** Ms Louise Palomba Loup Architecture Ltd 24 Weir Road Chertsey Surrey KT16 8NE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025

FAC

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 3rd March 2025 **Appn No.:** 25/00529
Type: Works To Trees Covered by TPO
Proposal: (T1) Sweet Chestnut - Crown reduce (as shown) (014/1976/TPO)
Location: **89 Sutherland Chase Ascot SL5 8TE**
Applicant: Michelle Chester **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:** 15 April 2025

AYB

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 21st February 2025 **Appn No.:** 25/00371
Type: Full
Proposal: Single storey rear/side extension, hip to gable loft conversion and alterations to fenestration
Location: **14 Wellington Road Maidenhead SL6 6DQ**
Applicant: Mr Jon Hare
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2025

CZB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 17th April 2024 **Appn No.:** 24/00918
Type: Full
Proposal: Replacement self-build dwelling
Location: **Little Croft Bisham Road Bisham Marlow SL7 1RL**
Applicant: Ms R Taylor **c/o Agent:** Mr Stuart Clark Green Planning Studio Ltd Upton Magna Business Park Upton Magna Shrewsbury SY4 4TT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2025

DPK

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 24th February 2025 **Appn No.:** 25/00202
Type: Full
Proposal: Detached canopy classroom.
Location: **Cookham Dean CE Primary School Bigfrith Lane Cookham Maidenhead SL6 9PH**
Applicant: Mrs Fenella Reekie **c/o Agent:** Mr Lee Cookham Dean Primary School Bigfrith Lane Cookham Dean SL6 9PH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 16 April 2025

DAB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 20th February 2025 **Appn No.:** 25/00417
Type: Full
Proposal: Part single part two storey rear extension.
Location: **6 Albion Cottages Church Road Cookham Dean Maidenhead SL6 9PE**
Applicant: Simon Greelees **c/o Agent:** Mr Andy Ward Award Design 2 Buttermere Drive Camberley GU15 1QU
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 16 April 2025

SCS

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| Ward: | Bisham And Cookham | | |
| Parish: | Cookham Parish | | |
| Appn. Date: | 20th February 2025 | Appn No.: | 25/00428 |
| Type: | Works To Trees In Conservation Area | | |
| Proposal: | Refer to report for tree works (as amended). | | |
| Location: | Glenore Berries Road Cookham Maidenhead SL6 9RX | | |
| Applicant: | James Saint c/o Agent: Mr Danny Konstantinidis Heritage Tree Services Ltd The Beeches Unit 5 Road Running Through Stoke Row Stoke Row Henley-On-Thames RG9 5RB | | |
| Decision Type: | Delegated | | |
| Decision: | Application Permitted | Date of Decision: | 14 April 2025 |
| HL | | | |
| Ward: | Bisham And Cookham | | |
| Parish: | Cookham Parish | | |
| Appn. Date: | 21st February 2025 | Appn No.: | 25/00422 |
| Type: | Full | | |
| Proposal: | First floor rear extension. | | |
| Location: | 5 Albion Cottages Church Road Cookham Dean Maidenhead SL6 9PE | | |
| Applicant: | Ann Harris c/o Agent: Mr Andy Ward Award Design 2 Buttermere Drive Camberley GU15 1QU | | |
| Decision Type: | Delegated | | |
| Decision: | Refuse | Date of Decision: | 16 April 2025 |
| MZW | | | |
| Ward: | Bisham And Cookham | | |
| Parish: | Cookham Parish | | |
| Appn. Date: | 20th March 2025 | Appn No.: | 25/00713 |
| Type: | Non-material Amendment | | |
| Proposal: | Non material amendments to planning permission 24/01513/FULL for changes to windows on west, east and south elevations and 1no. additional rooflight to single storey front element. | | |
| Location: | Triboges Berries Road Cookham Maidenhead SL6 9SD | | |
| Applicant: | Mr And Mrs Chris Whall c/o Agent: Mr Jonathan Heighway Heighway Associates 34 West Street Marlow SL7 2NB | | |
| Decision Type: | Delegated | | |
| Decision: | Refuse | Date of Decision: | 15 April 2025 |
| SCS | | | |
| Ward: | Bray | | |
| Parish: | Bray Parish | | |
| Appn. Date: | 14th November 2024 | Appn No.: | 24/02775 |
| Type: | Full | | |
| Proposal: | Garage conversion, single storey front extension, single storey rear extension, creation of a first floor, new roof to include raising of the eaves and ridge, solar panels, 1no. rear balcony, 1no. chimney, alterations to fenestration and external finishes following demolition of existing elements. | | |
| Location: | Vignobles Old Mill Lane Bray Maidenhead SL6 2BG | | |
| Applicant: | Luke Tapping c/o Agent: Mr Malcolm Keegan 88 Westwood Green Cookham Maidenhead SL6 9DE | | |
| Decision Type: | Delegated | | |
| Decision: | Refuse | Date of Decision: | 15 April 2025 |
| CZB | | | |
| Ward: | Bray | | |
| Parish: | Bray Parish | | |
| Appn. Date: | 8th January 2025 | Appn No.: | 25/00032 |
| Type: | Full | | |
| Proposal: | Garage conversion and first floor side extension | | |
| Location: | 2 Priors Close Maidenhead SL6 2ER | | |
| Applicant: | Mr And Mrs P And A Sukhija And Arora c/o Agent: Mrs Anupama Srivastava ArchDezine Limited 20 Broad Street Wokingham RG40 1AH | | |
| Decision Type: | Delegated | | |
| Decision: | Application Permitted | Date of Decision: | 15 April 2025 |
| RVS | | | |

Ward: Bray
Parish: Bray Parish
Appn. Date: 14th February 2025 **Appn No.:** 25/00341
Type: Works To Trees Covered by TPO
Proposal: T1 Ash tree - as per photographs (032/1990/TPO).
Location: **Little Tudor The Green Ascot Road Holyport Maidenhead SL6 2JA**
Applicant: Mr Sam Van De Velde
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 11 April 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 14th February 2025 **Appn No.:** 25/00342
Type: Works To Trees In Conservation Area
Proposal: T2 Ash tree - prune branches overhanging the grounds of Wisteria House back to the property boundary line.
Location: **Little Tudor The Green Ascot Road Holyport Maidenhead SL6 2JA**
Applicant: Mr Sam Van De Velde
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 11 April 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 18th February 2025 **Appn No.:** 25/00330
Type: Advertisement
Proposal: Consent to retain 1no. non illuminated post mounted sign and 2no. flag poles.
Location: **Land South And East of Badgers Wood Kimbers Lane Maidenhead**
Applicant: Jordan Mundy-Gill **c/o Agent:** Mr Gary Dixon Camberley Signs B2 Harley House Galway Road Blackebushe Business Park Yateley GU46 6GE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2025

SCS

Ward: Bray
Parish: Bray Parish
Appn. Date: 20th February 2025 **Appn No.:** 25/00415
Type: Full
Proposal: New front canopy, single storey rear extension with accommodation in roof space, 2no. front dormers and alterations to fenestration.
Location: **11 Hendons Way Holyport Maidenhead SL6 2LF**
Applicant: John Halliday **c/o Agent:** Wouter De Jager De Jager Consultancy Ta Maidenhead Planning Weir Bank Bray Maidenhead SL6 2EDU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025

CZB

Ward: Bray
Parish: Bray Parish
Appn. Date: 25th February 2025 **Appn No.:** 25/00429
Type: Works To Trees In Conservation Area
Proposal: Refer to supporting tree information for works and as amended.
Location: **The Vicarage The Churchyard Church Drive Bray Maidenhead SL6 2UB**
Applicant: Janey Rosi **c/o Agent:** Mr Danny Konstantinidis Heritage Tree Services Ltd The Beeches Unit 5 Road Running Through Stoke Row Stoke Row Henley-On-Thames RG9 5RB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 11 April 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 5th March 2025 **Appn No.:** 25/00514
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Surface Water drainage scheme) of planning permission 24/00707/VAR for a Variation (under Section 73) of planning permission 23/00455/FULL to remove Condition 7 (NatureSpace Condit 1), 8 (NatureSpace Condit 2) and 9 (NatureSpace Condit 3).
Location: **Land At The North of Foxley Green Farm Ascot Road Holyport Maidenhead**
Applicant: Mr N Evans **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL66PQ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 17 April 2025
CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 11th March 2025 **Appn No.:** 25/00602
Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of planning permission 21/02245/FULL to vary the wording of Condition 2 (Approved plans).
Location: **Bray Studios Down Place Water Oakley Windsor SL4 5UG**
Applicant: C/o Agent **c/o Agent:** Alicia Privett Nexus Planning Holmes House 4 Pear Place SE1 8BT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025
ME

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 21st February 2025 **Appn No.:** 25/00367
Type: Full
Proposal: Single storey rear extension and alteration to fenestration following demolition of existing garage
Location: **16 Great Hill Crescent Maidenhead SL6 4RQ**
Applicant: Mr Mohammad Shoaib Javed **c/o Agent:** Mr Korban Ali 141 Langley Road Slough Berkshire SL3 7DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025
MZW

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 24th February 2025 **Appn No.:** 25/00447
Type: Full
Proposal: 1no. detached dwelling following the demolition of the existing garage block.
Location: **Land At 124 Westborough Road Maidenhead**
Applicant: C/o Agent **c/o Agent:** Mr Gareth Jones ET Planning 200 Dukes Ride Crowthorne RG45 6DS
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 16 April 2025
DAB

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 17th February 2025 **Appn No.:** 25/00335
Type: Full
Proposal: Garage conversion, single storey rear extension, first floor front/side/rear extension and alterations to the external finish and fenestration.
Location: **27 Whiteley Windsor SL4 5PJ**
Applicant: Samuel Sinden **c/o Agent:** Ellen Cullen Fluent ADS Ltd Elmbrook House 18-19 Station Road Sunbury On Thames TW16 6SB
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 April 2025
FAC

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 25th February 2025 **Appn No.:** 25/00379
Type: Full
Proposal: Single storey rear extension following the demolition of the detached outbuilding.
Location: **35 Peel Close Windsor SL4 3NW**
Applicant: Mrs Abbie Lane **c/o Agent:** Mr Sukh Bal Landmark Architectural Services Ltd The Pillars Slade Oak Lane Gerrards Cross SL9 0QE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 April 2025

DBL

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 19th February 2025 **Appn No.:** 25/00306
Type: Full
Proposal: Single storey rear extension.
Location: **52 Wraysbury Road Staines TW19 6HA**
Applicant: Mr Vijay Gandhi **c/o Agent:** Mr Devan Mistry 1 Thornberry Gardens High Wycombe HP10 9FX
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 April 2025

DBL

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 17th February 2025 **Appn No.:** 25/00345
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 2.5m, new steps to front elevation and alterations to fenestration.
Location: **41 Park Avenue Wraysbury Staines TW19 5EU**
Applicant: Mrs K Jhaj **c/o Agent:** Mr P Mackrory 17 Bissley Drive Maidenhead SL6 3UX
Decision Type: Delegated
Decision: Prior Approval Required and **Date of Decision:** 14 April 2025
 Granted

ZP

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 17th February 2025 **Appn No.:** 25/00386
Type: Full
Proposal: Garage conversion, first floor side extension and alterations to fenestration.
Location: **99 Montagu Road Datchet Slough SL3 9DX**
Applicant: Mr Gurinderjit Bhangu **c/o Agent:** Mrs Gopi Patel V16designz Ltd. 11 Fullerton Avenue London RM8 1FG
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 11 April 2025

AI

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 28th March 2025 **Appn No.:** 25/00838
Type: Full
Proposal: First floor side extension.
Location: **5 Bowry Drive Wraysbury Staines TW19 5NL**
Applicant: Mr Daniel Kiernan **c/o Agent:** Mrs Hina Siddiqui Re-Draw 135 Coppermill Road Wraysbury Staines-upon-Thames TW19 5NX
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 15 April 2025

DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 18th February 2025 **Appn No.:** 25/00355
Type: Full
Proposal: Single storey side/rear extension.
Location: **6 St Marks Place Windsor SL4 3BG**
Applicant: Ms J Haslett **c/o Agent:** Mr S Kerr 41 Cockerton Green Darlington DL3 9EG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2025
DBL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 18th February 2025 **Appn No.:** 25/00388
Type: Non-material Amendment
Proposal: Non material amendment to re-word condition numbers 4 and 7 attached to planning permission 23/02211/FULL, to rearrange the proposed tree planting, to change the brick wall and timber fence to timber fence in Angelos Garden, to change the hard landscaping from brick to asphalt with brick border detailing at the Fives Passage and Common Lane Approach and to use render to the western elevation of Whitley Hall.
Location: **College Eton College Slough Road Eton Windsor SL4 6DJ**
Applicant: C/o Savills **c/o Agent:** Mr Ben Tattersall Savills 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2025
BF

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 19th February 2025 **Appn No.:** 25/00394
Type: Full
Proposal: 2no. front rooflights, first floor rear extension and 1no. rear L shaped dormer (Part Retrospective).
Location: **18 Northfield Road Eton Wick Windsor SL4 6LG**
Applicant: Mr Stephen McCabe **c/o Agent:** Mr Jonathan Weekes Aitchison Raffety Ltd The Granary Spring Hill Office Park Harborough Road Pitsford NN6 9AA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2025
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 24th February 2025 **Appn No.:** 25/00405
Type: Listed Building Consent
Proposal: Consent to repair and upgrade works to the 2nd and 3rd floors, including internal alterations, replacement of existing windows and additional secondary glazing to retained windows. Roof repairs and addition of 2 no. roof windows for maintenance access. Replacement of existing entrance door with a new door with glazed panel and replacement of existing ground floor glazed screen with a door. Installation of 2 no. ASHP units, new SVPs, PV cells and ventilation outlets.
Location: **HSBC 25 High Street Windsor SL4 1LN**
Applicant: Mr Stuart Wyeth **c/o Agent:** Ms Helen Yousefi-Atkinson Lewis And Hickey 18 Farnham Road Farnham Road Guildford Surrey GU1 4XA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025
DZC

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 17th March 2025 **Appn No.:** 25/00681
Type: Works To Trees In Conservation Area
Proposal: (01V1) Judas tree - cut back canopy away from phone line to give a clearance of 2m, crown clean including removing rubbing and crossing branches throughout canopy.
Location: **Penn House Eton College Common Lane Eton Windsor SL4 6ED**
Applicant: The Head Gardener Eton College
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 April 2025

HL

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 18th February 2025 **Appn No.:** 25/00392
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed garage conversion into habitable room and bathroom is lawful.
Location: **90 Aldebury Road Maidenhead SL6 7HE**
Applicant: Mr Jazz Lall **c/o Agent:** Mr Jazz Lall TPP LTD 17 King Edwards Road Ruislip HA4 7AE
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 15 April 2025

SCS

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 6th March 2025 **Appn No.:** 25/00548
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 22/01878/REM for amendments to the house elevation details and alterations to the hard and soft landscaping.
Location: **Grove Park Industrial Estate Waltham Road White Waltham Maidenhead SL6 3LW**
Applicant: Mr James Griffiths
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 17 April 2025

CZP

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 8th April 2025 **Appn No.:** 25/00940
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed 2 no. single storey side extensions, 1 no. rear extension and 1 no. outbuilding is lawful.
Location: **Jesmine Burchetts Green Lane Burchetts Green Maidenhead SL6 3QW**
Applicant: Mr And Mrs Anghel **c/o Agent:** Mr Alexandre Durao Alex D Architects Ltd Bassetsbury Barn Bassetsbury Lane High Wycombe HP11 1QX
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 15 April 2025

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 10th January 2025 **Appn No.:** 24/03136
Type: Works To Trees Covered by TPO
Proposal: X4 Lime Trees - Crown reduce to approximately 10m height and 3m spread from each stem. Remove epicormic growth. (045/1998/TPO)
Location: **66 And 70 Braywick Road Maidenhead**
Applicant: Mr Hans **c/o Agent:** Mr Jonathan Peters Tree Solution 162 Commercial Road Staines TW18 2QW
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 11 April 2025

AYB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 25th February 2025 **Appn No.:** 25/00454
Type: Discharge of Condition
Proposal: Details required by Condition 3 (sustainability measures) of planning permission 23/02393/FULL for a single storey side/rear extension
Location: **Desborough College Shoppenhangers Road Maidenhead SL6 2QB**
Applicant: Mr Edward Neighbour **c/o Agent:** Mr Colin Grayer Academy Estate Consultants Ltd 3 Carvers Farm Dunton Road Billericay CM12 9TY
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 14 April 2025

MZV

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 25th February 2025 **Appn No.:** 25/00402
Type: Listed Building Consent
Proposal: Consent for internal alterations to the existing ground floor East Wing Building and Main Entrance Reception to include partition reconfiguration; replacement/provision of new internal doors; internal fittings, fixtures, equipment & finishes and mechanical and electrical upgrades.
Location: **King Edward VII Hospital St Leonards Road Windsor SL4 3DP**
Applicant: Ms Jane Worley-Batty **c/o Agent:** Mr Alex Palmer Kendall Kingscott 3 GP Centre Yeoman Road Ringwood BH24 3FF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025

DZC

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 25th February 2025 **Appn No.:** 25/00462
Type: Full
Proposal: Single storey front extension and alteration to fenestration
Location: **12 Lyndwood Drive Old Windsor Windsor SL4 2QN**
Applicant: Nigel And Melanie Brooker And Smith **c/o Agent:** Martin Pugsley MP Building Plans Ltd 1 Testwood Road Windsor SL4 5RL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025

FAC

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 28th February 2025 **Appn No.:** 25/00468
Type: Full
Proposal: Garage conversion, single storey front extension with entrance canopy, replacement roof to the front bay window, alterations to the external finish and fenestration and new brick piers with pedestrian entrance gate and sliding vehicular access entrance gate.
Location: **2 Allenby Road Maidenhead SL6 5BB**
Applicant: Mr & Mrs McLaughlin **c/o Agent:** Lynda Carroll Lynda Carroll Architects Ltd 70 Clare Road Maidenhead SL6 4DQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025

CZB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 15th October 2024 **Appn No.:** 24/02461
Type: Works To Trees Covered by TPO
Proposal: (G1) Limes x 8 - crown reduce in height by 5-6m and reduce all lateral spread by 6m to leave a height of 22m and a spread of 10m.(001/1997/TPO).
Location: **Land Adjacent To 11 Sheridan Grange And 11 Sheridan Grange Ascot**
Applicant: Jane Marshall **c/o Agent:** Mr Paul Warrener Branch Management 110 Bagshot Green Bagshot GU19 5JT
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 14 April 2025

AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 15th October 2024 **Appn No.:** 24/02462
Type: Works To Trees Covered by TPO
Proposal: (G1) Limes x 4 - crown reduce in height by 5-6m and reduce all lateral spread by 6m to leave a height of 22m and a spread of 10m and (T1) Beech - crown reduce by 2-3m to leave a height of 22m and a spread of 17m. (001/1997/TPO).
Location: **11 Sheridan Grange Ascot SL5 0BX**
Applicant: Mrs Farrow **c/o Agent:** Mr Paul Warrener Branch Management 110 Bagshot Green Bagshot GU19 5JT
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 14 April 2025

AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 17th February 2025 **Appn No.:** 25/00321
Type: Full
Proposal: New front canopy, replacement front bay window, single storey side extension, single storey side/rear extension with canopy, new rear patio, enlargement of existing side bay window, new roof to include raising of the ridge, new chimney, new roof to existing garage, 1no. pool plant building and alterations to external finishes and fenestration following demolition of existing elements.
Location: **Woodside Broomfield Park Sunningdale Ascot SL5 0JS**
Applicant: Mr Paul Anderson **c/o Agent:** Mr Carlos De Oliveira Twenty 20 Architecture Ltd Ground Floor, Old Boundary House, London Road, Sunningdale Berkshire SL5 0DJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2025

DZC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 17th February 2025 **Appn No.:** 25/00334
Type: Full
Proposal: Single storey rear extension.
Location: **17 Pinecote Drive Sunningdale Ascot SL5 9PS**
Applicant: Fabriene Prudencio **c/o Agent:** Mr Tue Lehrmann Lausten Lehrmann Studio 1, Fairbank Studios 2 65-69 Lots Road Chelsea London SW10 0RN
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 11 April 2025

FAC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 7th March 2025 **Appn No.:** 25/00353
Type: Works To Trees Covered by TPO
Proposal: G1 and G2 Limes Crown reduce to previous pollard points at approximately 4.5m above ground level or tip reduce branches overhanging 105 Chobham Road back to the boundary line. T2 Cedar - Tip reduce secondary branches overhanging the house at 105 Chobham Road back to the building line. (031/2000/TPO).
Location: **107 - 111 Chobham Road Sunningdale Ascot**
Applicant: Mr Jan Jivmark
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 April 2025
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 20th February 2025 **Appn No.:** 25/00366
Type: Full
Proposal: Part single part two storey rear extension following demolition of existing element
Location: **13 Highfields Ascot SL5 0BA**
Applicant: Mrs Minzi Xiao **c/o Agent:** Mr Danny Slade Design Work Studios Scammell House 9 High Street Ascot Berkshire SL5 7JF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 April 2025
DBL

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 25th February 2025 **Appn No.:** 25/00461
Type: Full
Proposal: Replacement roof and alterations to the external finish and fenestration to the existing Scout Hut, works to improve access to Hut, and alterations to the external finish and fenestration to the existing store building.
Location: **1st Sunningdale Scout Group Scout Hut Sandy Lane Sunningdale Ascot SL5 0ND**
Applicant: The Trustees **c/o Agent:** Christian Leigh Leigh & Glennie Ltd 6 All Souls Road Ascot SL5 9EA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 April 2025
DZC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 8th April 2025 **Appn No.:** 25/00944
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed hip to gable roof extension, front rooflights, rear dormer and alterations to fenestration are lawful.
Location: **134 Chobham Road Sunningdale Ascot SL5 0HX**
Applicant: Mr And Mrs Patel **c/o Agent:** Mr Damian Hill DOHarchitecture Basepoint Business Centre 377-399 London Road Camberley GU15 3HL
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 16 April 2025

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 22nd April 2024 **Appn No.:** 24/00940
Type: Legal Agreement - Modification/Discharge
Proposal: Request for S106 Deed of Variation in relation to amendments to the wording in paragraph 1.2.2 of Schedule 4 regarding the timing of traffic regulation orders of application 18/01576/FULL.
Location: **Development At King Street And Queen Street And Broadway Maidenhead**
Applicant: Ryger Maidenhead Limited **c/o Agent:** Hayden Kreetzer Quod 21 Soho Square London W1D 3QP
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 15 April 2025
NYW

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 26th February 2025 **Appn No.:** 25/00474
Type: Class G - Prior Approval
Proposal: Prior approval for the change of use of the rear block from Class E to C3 for 1 no. flat.
Location: **19 York Road Maidenhead**
Applicant: Mr. Munir Younus **c/o Agent:** Mr N Sherbaz MERCO 7A Castle Street High Wycombe HP13 6RZ
Decision Type: Delegated
Decision: Prior Approval Required and **Date of Decision:** 16 April 2025
 Granted

DAB

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 10th April 2025 **Appn No.:** 25/00722
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligations of Schedule 3, Clauses 5.1, 5.2 and 5.3 of the S106 agreement in regards to planning permission 20/01129/FULL.
Location: **Moorbridge Court And Liberty House At 29 To 53 Moorbridge Road Maidenhead**
Applicant: Andrew Lehmann
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 April 2025

CZP

Appeal Decision Report

Maidenhead

11 March 2025 - 14 April 2025

Appeal Ref.: 24/60105/REF **Planning Ref.:** 24/01567/FULL **Plns Ref.:** APP/T0355/D/24/3351989

Appellant: Mr And Mrs M Gleave **c/o Agent:** Mr Chris Connor Christopher James Architecture 27 Chaucer Way Woosehill Wokingham RG41 3BG

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

Description: Relocation of front entrance door with canopy, single storey side extension, replacement roof, raising of the ridge, 1no. front dormer, 1no. side dormer, 3no. rear dormers, alterations to fenestration and external finish, air source heat pumps, extension of the existing patio, hardstanding, following demolition of existing elements.

Location: **Hill Bury Halls Lane Waltham St Lawrence Reading RG10 0JD**

Appeal Decision: Dismissed **Decision Date:** 7 April 2025

Main Issue: The proposal would cause harm to the Green Belt by reason of inappropriateness and reduction in openness. Paragraph 153 of the Framework specifies that substantial weight should be given to any harm to the Green Belt and that very special circumstances will not exist unless potential harm to the Green Belt is clearly outweighed by other considerations. The other considerations in this case, either individually or cumulatively, do not clearly outweigh the harm to the Green Belt. Consequently, the very special circumstances needed to justify the development do not exist. As such, the appeal scheme conflicts with Policy QP5 of the BLP and the Framework

Appeal Ref.: 24/60117/REF **Planning Ref.:** 24/01276/FULL **Plns Ref.:** APP/T0355/W/24/3352921

Appellant: Mr And Mrs Werakso **c/o Agent:** Mr David Howells 72 Cedar Avenue Hazlemere HP15 7EE

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

Description: Relocation of the front entrance with new canopy, part single, part first floor, part two storey side/rear extension with attached store, 2no. rear bay windows, new mansard roof, 2no. front dormers, 3no. rear dormers, increase in height to the existing chimney, alterations to fenestration, new drop kerb and relocation of the existing vehicular access following the demolition of the single storey rear elements and detached outbuilding.

Location: **Bath Cottage Bath Road Littlewick Green Maidenhead SL6 3QR**

Appeal Decision: Allowed **Decision Date:** 3 April 2025

Main Issue:

Appeal Ref.: 24/60124/REF **Planning Ref.:** 24/01264/FULL **Plns Ref.:** APP/T0355/W/24/3352872

Appellant: Mr Lucas Owen **c/o Agent:** Tony White White Planning Wey Bank Alton Road Farnham GU10 5EL

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

Description: Retrospective consent for the siting of a residential caravan to be occupied for human habitation by a traveller family.

Location: **Old Oak Farm Pool Lane Waltham St Lawrence Reading RG10 0GQ**

Appeal Decision: Allowed **Decision Date:** 13 March 2025

Main Issue:

Appeal Ref.: 24/60125/REF **Planning Ref.:** 23/01828/FULL **Plns Ref.:** APP/T0355/W/24/3353963

Appellant: Satalan Developments **c/o Agent:** Mr Kevin Scott Suite 6, Eastgate Dogflud Way Farnham Surrey GU9 7UD

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

Description: Construction of 4no. dwellinghouses and associated parking, landscaping and alterations to vehicular and pedestrian access following demolition of existing bungalow and outbuildings.

Location: **157 Grenfell Road Maidenhead SL6 1EZ**

Appeal Decision: Dismissed **Decision Date:** 14 April 2025

Main Issue:

Appeal Ref.: 24/60131/REF **Planning Ref.:** 24/01067/OUT **Plns Ref.:** APP/T0355/W/24/3354960

Appellant: K Pryse Community Build Land Adjacent To Orchard Cottage Drift Road Maidenhead SL6 3ST

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

Description: Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for 2 No. dwellings.

Location: **Land Adj To Orchard Cottage Drift Road Maidenhead SL6 3ST**

Appeal Decision: Dismissed **Decision Date:** 13 March 2025

Main Issue: The development would not be in a sustainable location. Consequently, whether or not the other criteria in paragraph 155 are satisfied, the requirement to meet them all is not, so this exception does not apply. It is concluded that the proposed development would be inappropriate development in the Green Belt, contrary to the Framework and BLP Policy QP5. It is concluded that the proposal would harm the character and appearance of the surrounding area, with particular reference to its effect on trees and hedgerows. This is contrary to Policy NR3 of the Royal Borough of Windsor & Maidenhead Borough Local Plan 2022 (BLP), which requires development proposals carefully to consider the impact on existing trees and hedgerows, including those that make a particular contribution to local character; and to be accompanied by an appropriate tree survey, constraints plan and TPP that comply with the BS. The policies in the Framework that protect Green Belt provide a strong reason for refusing the development proposed. Therefore, in accordance with paragraph 11d)(i) and footnote 7 of the Framework, the presumption in favour of sustainable development at 11d)(ii) is not engaged. The proposal conflicts with the development plan, read as a whole. No other material considerations, including the Framework, have been shown to indicate that a decision should be taken otherwise than in accordance with it. Therefore, the appeal should be dismissed.

Appeal Ref.: 24/60135/REF **Planning Ref.:** 24/00140/FULL **Plns Ref.:** APP/T0355/W/24/3354637

Appellant: Mr E Davies **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ

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

Description: Private way and hardstanding (Retrospective).

Location: **Coningsby Farm Coningsby Lane Fifield Maidenhead**

Appeal Decision: Allowed **Decision Date:** 20 March 2025

Main Issue:

Appeal Ref.: 25/60006/REF **Planning Ref.:** 24/01987/FULL **Plns Ref.:** APP/T0355/D/24/3358252

Appellant: Mr Rafqat Iqbal 8 Clare Road Maidenhead SL6 4DG

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

Description: Detached outbuilding ancillary to the main dwelling, with associated hardstanding and steps (Part-retrospective)

Location: 8 Clare Road Maidenhead SL6 4DG

Appeal Decision: Dismissed **Decision Date:** 20 March 2025

Main Issue: The inspector agreed with the LPA that due to its scale, the development is completely insubordinate to the host dwelling and is poor-quality design. The materials are unsympathetic and entirely at odds with the prevailing pattern of development which is characteristic for the area. The inspector also noted that the appellant considers that the building is subordinate to the host dwelling as a result of it being single storey and detached from the host dwelling, but on the basis that the proposal covers almost all of the host dwelling's garden, could not reasonably conclude that the building is subordinate to the host dwelling. As such, the inspector concluded that the proposal is contrary to the Borough Local Plan Policy QP3 and the Boroughwide Design Guide. Additionally, the inspector concluded that the proposed outbuilding, largely due to its cumulative depth, height and siting in the context of the neighbouring properties at 6 and 10 Clare Road would be visually intrusive and create a sense of enclosure causing unacceptable harm to the general outlook of both properties, which is contrary to both LP Policy QP3 and paragraph 135 of the Framework. In regards to the amenity of the occupants of the host dwelling, the inspector identified that the proposal falls significantly short, by in the region of 40 sq./m of the guidance as to outdoor amenity space. The proposal, as a result of its scale and depth in occupying the vast majority of the garden area of the host dwelling, would result in insufficient outdoor amenity space for the occupants of the host dwelling. The inspector addressed the appellants argument that the building could be constructed under PD rights, but argued that such a building would be notably smaller than that which is the subject of this appeal and the proposal is significantly more damaging, and inappropriate, than a proposal which is acknowledged to be beyond the control of the Council if constructed under the GDPO. For the reasons outlined above, the inspector concluded that the appeal should be dismissed.

Appeal Ref.: 25/60019/REF **Planning Ref.:** 24/02567/FULL **Plns Ref.:** APP/T0355/D/25/3359729

Appellant: Mr Mohammad Rashid **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

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

Description: First floor rear extension with side/rear dormer and alterations to fenestration.

Location: 6 Australia Avenue Maidenhead SL6 7DJ

Appeal Decision: Dismissed **Decision Date:** 11 March 2025

Main Issue:

Appeal Ref.: 25/60021/REF **Planning Ref.:** 24/02233/FULL **Plns Ref.:** APP/T0355/D/25/3359733

Appellant: Mrs Nafisa Ali **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

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

Description: Part single part two story side/rear extension, loft conversion, 1no. rear dormer and alterations to fenestration.

Location: 2 Haddon Road Maidenhead SL6 4RA

Appeal Decision: Dismissed **Decision Date:** 12 March 2025

Main Issue:

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|-------------------------|---|--------------------------------|---------------|-------------------|----------------------------|--|--|--|
| Appeal Ref.: | 25/60027/REF | Planning Ref.: | 24/02763/FULL | Plns Ref.: | APP/T0355/D/25/ 3359906 | | | |
| Appellant: | Ms And Mr Nikisha And Kaveh Patel And Samani Strathmore 62 Forlease Road Maidenhead SL6 1SD | | | | | | | |
| Decision Type: | Delegated | Officer Recommendation: | Refuse | | | | | |
| Description: | Single storey front/side extension. | | | | | | | |
| Location: | Strathmore 62 Forlease Road Maidenhead SL6 1SD | | | | | | | |
| Appeal Decision: | Allowed | Decision Date: | 13 March 2025 | | | | | |

Main Issue:
