

Planning Applications Decided

Week Ending - 30 May 2025

The applications listed below have been DECIDED by the Council.

Ward:	Ascot & Sunninghill	
Parish:	Sunninghill And Ascot Parish	
Appn. Date:	24th March 2025	Appn No.: 25/00664
Type:	Full	
Proposal:	Single storey rear extension, first floor side/rear extension and alterations to fenestration following demolition of rear conservatory.	
Location:	105 New Road Ascot SL5 8PZ	
Applicant:	Mr Lawson c/o Agent: Mr Danny Slade Design Work Studios Scammell House 9 High Street Ascot SL5 7JF	
Decision Type:	Delegated	
Decision:	Refuse	Date of Decision: 23 May 2025
DBL		
Ward:	Ascot & Sunninghill	
Parish:	Sunninghill And Ascot Parish	
Appn. Date:	6th May 2025	Appn No.: 25/01156
Type:	Non-material Amendment	
Proposal:	Non material amendments to planning permission 24/03043/FULL for the relocation of 1no. existing window on first floor south elevation.	
Location:	Pine Lodge The Poplars Ascot SL5 9HZ	
Applicant:	Mr And Mrs Beck c/o Agent: Mr Damian Hill DOHarchitecture Basepoint Business Centre 377-399 London Road Camberley GU15 3HL	
Decision Type:	Delegated	
Decision:	Refuse	Date of Decision: 30 May 2025
FAC		
Ward:	Belmont	
Parish:	Maidenhead Unparished	
Appn. Date:	12th March 2025	Appn No.: 25/00560
Type:	Full	
Proposal:	Part single part two storey rear/side extension with alterations to fenestration, hardstanding and new steps and ramp.	
Location:	98 All Saints Avenue Maidenhead SL6 6LZ	
Applicant:	Mr And Mrs Eshun c/o Agent: Mrs Bronwen Gombert Connected Architecture Limited 17 Woodlands Park Rd Maidenhead SL6 3NW	
Decision Type:	Delegated	
Decision:	Application Permitted	Date of Decision: 27 May 2025
RVS		
Ward:	Bisham And Cookham	
Parish:	Cookham Parish	
Appn. Date:	27th February 2025	Appn No.: 25/00434
Type:	Full	
Proposal:	Change of use of land from agriculture to equestrian, erection of stable building, associated hardstanding and floodwater compensation works. (Part Retrospective).	
Location:	The Walled Garden White Place Farm Sutton Road Cookham Maidenhead	
Applicant:	Mr Foster c/o Agent: Mr John Hunt Pike Smith & Kemp Rural & Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ	
Decision Type:	Delegated	
Decision:	Refuse	Date of Decision: 29 May 2025
DPK		

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 10th April 2025 **Appn No.:** 25/00669
Type: Works To Trees In Conservation Area
Proposal: (T1) Magnolia - prune to give up to 1m clearance to the house at Moor Cottage and to the roof of the neighbouring house; prune to give 5.3m over the road and 2.5m clearance over the pavement; remove stubs and any dead and broken branches; sever ivy at base of tree
Location: **Moor Cottage High Street Cookham Maidenhead SL6 9SF**
Applicant: Mr Stan Boland **c/o Agent:** Mr Chris Burnard Cedar Park Tree Care Ltd 61 Copes Shroves Hazlemere High Wycombe HP15 7AL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025
 HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 3rd April 2025 **Appn No.:** 25/00696
Type: Full
Proposal: Single storey rear/side extension, first floor rear extension, 1 no. side dormer window and 1 no. rear dormer window.
Location: **Rose Cottage School Lane Cookham Maidenhead SL6 9QJ**
Applicant: Mr Ivor Thomas **c/o Agent:** Mr David Harding Cubit Consulting Limited 13-21 Curtain Road Shoreditch Rayne London EC2A 3LT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 May 2025
 DJ

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 31st March 2025 **Appn No.:** 25/00880
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed front porch, 2no. single storey side extensions, 1no. single storey rear extension, 1no. two storey rear extension, 1no. rear dormer and a detached outbuilding ancillary to the main dwelling are lawful.
Location: **Robin Hill Hockett Lane Cookham Maidenhead SL6 9UF**
Applicant: Paul And Joanna Hoyle **c/o Agent:** Miss Katie Flower TPA Studio 33A St Lukes Road Maidenhead Berkshire SL6 7DN
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 23 May 2025
 DBL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 4th April 2025 **Appn No.:** 25/00930
Type: Full
Proposal: Single storey rear/side extension and alterations to fenestration.
Location: **5 Black Butt Cottages Cookham Maidenhead SL6 9RE**
Applicant: Mr And Mrs R Castell **c/o Agent:** Mr Colin Miller 7 Farrier Lane Cranleigh Surrey GU68UB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025
 RVS

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 29th April 2025 **Appn No.:** 25/01107
Type: Demolition(outside Conservation Area)
Proposal: Prior notification for the demolition of an asbestos clad uninsulated building.
Location: **Briar Cottage Briar Glen Cookham Maidenhead SL6 9JP**
Applicant: Mr And Mrs Matt Glynn **c/o Agent:** Mr Mark Longworth DP Architects The Old Brewery Tap 3 Shirburn Street Watlington OX49 5BU
Decision Type: Delegated
Decision: Prior Approval Required and Granted **Date of Decision:** 23 May 2025
 MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 12th February 2025 **Appn No.:** 25/00229
Type: Reserved Matters
Proposal: Reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/02789/OUT (allowed on appeal) for x4 serviced plots for Self-Build and Custom Housebuilding (Plot 1).
Location: **Land Adjacent Pond View Sturt Green Holyport Maidenhead**
Applicant: Mr Andy Herridge **c/o Agent:** Mr Stuart Keen 2 Howe Lane Farm Howe Lane Maidenhead Berkshire SL6 3JP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025
DAB

Ward: Bray
Parish: Bray Parish
Appn. Date: 19th March 2025 **Appn No.:** 25/00656
Type: Full
Proposal: The installation of 4no. padel courts with enclosure, 2no. pickleball courts, 1no. tennis court, 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:** 27 May 2025
DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 19th March 2025 **Appn No.:** 25/00657
Type: Full
Proposal: The installation of 4no. padel courts with enclosure, 2no. pickleball courts, 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 Permitted **Date of Decision:** 23 May 2025
DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 19th March 2025 **Appn No.:** 25/00658
Type: Full
Proposal: The installation of 4no. padel courts with enclosure 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:** 27 May 2025
DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 2nd April 2025 **Appn No.:** 25/00745
Type: Full
Proposal: First floor side/rear extension with undercroft, 1no. rear dormer, part raising of the ridge and alterations to the existing roof and fenestration and a rear raised terrace with steps.
Location: **13 Hendons Way Holyport Maidenhead SL6 2LF**
Applicant: Mr Kristian Jaggs **c/o Agent:** Mr Simon Smeaton OWL Architects Staithe Business Suite Staithe Road Bungay Suffolk NR35 1ET
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 May 2025
MZW

Ward: Bray
Parish: Bray Parish
Appn. Date: 1st April 2025 **Appn No.:** 25/00766
Type: Full
Proposal: New side entrance porch with ramped access and a first floor side extension following the removal of the existing porch.
Location: **House Jeer Oakley Green Road Oakley Green Windsor SL4 4PZ**
Applicant: Mr Balbir Jeer **c/o Agent:** Mr Paul Davey Davey Designs Ltd 10 Chauntry Road Maidenhead SL6 1TS
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 23 May 2025

DBL

Ward: Bray
Parish: Bray Parish
Appn. Date: 8th April 2025 **Appn No.:** 25/00945
Type: Full
Proposal: Replacement of 6no. windows to 6no. doors on the east wing and replacement of 9no. windows to 9no. doors to the west wing and associated works.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Vinyl Space Limited **c/o Agent:** Mr Sam Harper Firstplan Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025

CZB

Ward: Bray
Parish: Bray Parish
Appn. Date: 8th April 2025 **Appn No.:** 25/00956
Type: Works To Trees In Conservation Area
Proposal: Lime tree - prune to give up to 1m clearance to the neighbours boundary fence; prune to give up to 2m clearance to the neighbouring lodge house; prune out mistletoe; reduce the top of the crown to points indicated by red lines on the photo; remove dead branches; crown lift to 2.5m.
Location: **Holyport House The Green Holyport Road Holyport Maidenhead SL6 2JN**
Applicant: Mr John O'Hara **c/o Agent:** Mr Phil Hyatt JDB Contractors And Son Ltd Timber Mill Yard Fleet Road Eversley RG27 0PY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 May 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 14th April 2025 **Appn No.:** 25/00965
Type: Discharge of Condition
Proposal: Details required by Condition 3 (external lighting scheme), 6 (Cycle parking) and 7 (Refuse storage) of planning permission 23/02639/FULL for a New build dwelling.
Location: **Blackbird Cottage Blackbird Lane Maidenhead SL6 3SX**
Applicant: Mr Babbar **c/o Agent:** Albert Ogunsanya Zyntax Chartered Architects 8 Arborfield Close Slough SL1 2JW
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 27 May 2025

DAB

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 4th April 2025 **Appn No.:** 25/00865
Type: Full
Proposal: 1 no. greenhouse (part retrospective).
Location: **White House 66 Altwood Road Maidenhead SL6 4PZ**
Applicant: Mr Simon Noakes
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

RVS

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 7th April 2025 **Appn No.:** 25/00876
Type: Full
Proposal: Single storey front extension.
Location: **7 Wentworth Crescent Maidenhead SL6 4RW**
Applicant: Mrs K Gewater **c/o Agent:** Avanti Design PO Box 1266 Beaconsfield Bucks HP9 1US
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

RVS

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 22nd April 2025 **Appn No.:** 25/00971
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 6.00m in depth, 3.10m high with an eaves height of 2.70m.
Location: **2 Haddon Road Maidenhead SL6 4RA**
Applicant: Nafisa Ali **c/o Agent:** Mr Ahmed Alam Mzm Associates 31 Gordon Road Maidenhead SL66BR
Decision Type: Delegated
Decision: Prior Approval Required and Refused **Date of Decision:** 29 May 2025

DJ

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 1st November 2024 **Appn No.:** 24/02652
Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of planning permission 17/01835/VAR without complying with Condition 2 (Parking), 3 (Cycle parking) and 4 (Materials) as approved under planning permission 15/00537 (allowed on appeal) for a First floor side extension and alteration and raising of the existing roof to provide two additional 2-bedroom flats at 96 Dedworth Road, with additional car parking to be provided on adjacent land to the rear of 91A Dedworth Road.
Location: **96 And Land Rear of 91A Dedworth Road Windsor**
Applicant: Dan Coombes
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 May 2025

BF

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 17th March 2025 **Appn No.:** 25/00647
Type: Full
Proposal: Replacement of the existing entrance portal.
Location: **Legoland Windsor Resort Winkfield Road Windsor SL4 4AY**
Applicant: C/o Agent **c/o Agent:** Zoe Mason Lichfields Blok 1 Castle Park Tower Hill Bristol BS2 0JA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

TWH

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 2nd April 2025 **Appn No.:** 25/00679
Type: Certificate of Lawfulness of Development
Proposal: Certificate of lawfulness to determine whether the existing single storey rear extension is lawful.
Location: **8 Illingworth Windsor SL4 4UP**
Applicant: Mr Andy Hoar
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 28 May 2025

DBL

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 16th April 2025 **Appn No.:** 25/00994
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 6.00m in depth, 4.00m high with an eaves height of 2.47m.
Location: **21 Poolmans Road Windsor SL4 4PB**
Applicant: Mrs Ghada Ezz
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 23 May 2025
SD

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 31st March 2025 **Appn No.:** 25/00779
Type: Full
Proposal: Part single part two storey wraparound extension (side/rear/side) following demolition of existing elements.
Location: **32 And 34 Bulkeley Avenue Windsor**
Applicant: N Kaur And A Singh **c/o Agent:** Mr R Patel KRN Design Studio 145 Hampermill Lane Watford WD19 4T
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 23 May 2025
FAC

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 4th April 2025 **Appn No.:** 25/00801
Type: Full
Proposal: Garage conversion, single story side extension and alterations to fenestration.
Location: **12 Errington Drive Windsor SL4 5EG**
Applicant: Mr Michael King
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 May 2025
SD

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 28th March 2025 **Appn No.:** 25/00837
Type: Full
Proposal: Part garage conversion, 1no. front canopy, single storey side extension, single storey rear extension, first floor rear extension, alterations to existing roof to accommodate a loft conversion, 1no. rear Juliet balcony and alterations to fenestration, external finishes and hardstanding following demolition of existing elements.
Location: **39 York Road Windsor SL4 3PA**
Applicant: Mr Jones **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell RG12 9BX
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 23 May 2025
FAC

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 31st March 2025 **Appn No.:** 25/00851
Type: Full
Proposal: Single storey side/front extension, single storey rear extension, part replacement roof including part raising of the ridge, 2no. front dormers to accommodate a loft conversion, replacement outbuilding ancillary to the main dwelling and alterations to fenestration following demolition of existing elements.
Location: **138 Clewer Hill Road Windsor SL4 4DB**
Applicant: Mr & Mrs C Read **c/o Agent:** Mr Robert Williams Williams Design & Development Ltd 4 St Johns Drive Windsor SL4 3RA
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 27 May 2025
FAC

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 6th May 2025 **Appn No.:** 25/01164
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 24/02508/FULL for the change of roof tiles to dark grey or black Redland Mini Stonewold tiles.
Location: **3 Combermere Close Windsor SL4 3PY**
Applicant: Mr Kamaldeep Bambhra
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 30 May 2025

FAC

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 22nd April 2025 **Appn No.:** 25/01036
Type: Full
Proposal: New front gable feature, part single, part two storey side/rear extension, 1 no. front dormer and alterations to fenestration.
Location: **30 Thatchers Drive Maidenhead SL6 3PW**
Applicant: Mr And Mrs N Koldashi **c/o Agent:** Mr Scott Wood SDW Design 63 Hillary Road High Wycombe HP13 7RB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

CZB

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 25th April 2025 **Appn No.:** 25/01082
Type: Works To Trees In Conservation Area
Proposal: T1 Holly - fell.
Location: **Daren Oaks Deep Field Datchet Slough SL3 9JS**
Applicant: Mr Belinda Swadling **c/o Agent:** Ms Emma Richardson Barkland Tree Specialists Vermeulens Garden Centre Horton Road Stanwell Moor Staines TW19 6A
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025

HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 27th March 2025 **Appn No.:** 25/00613
Type: Works To Trees In Conservation Area
Proposal: (4833) Apple, (4835) Elm and (4836) Sycamore - Fell. (4834) Ash and (4837) Ash - Remove deadwood. (4838) Sycamore - Provide 1m clearance from the building and walkway.
Location: **Regent Court Sheet Street Windsor SL4 1BP**
Applicant: Mr Arron Sanderson **c/o Agent:** Mr Arron Sanderson The Crown Estate 15 The Village Windsor Great Park Windsor SL4 2HU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025

HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 7th April 2025 **Appn No.:** 25/00743
Type: Listed Building Consent
Proposal: Consent for alterations to the shopfront and new advertisement.
Location: **Mint Velvet Unit 25 Windsor Royal Railway Station Jubilee Arch Windsor SL4 1PJ**
Applicant: Hilary Palmer **c/o Agent:** Miss Alicia Ovington StudioJill 332 China Works 100 Black Prince Rd London SE1 7SJ
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 28 May 2025

FAC

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 1st April 2025 **Appn No.:** 25/00758
Type: Full
Proposal: Replacement roof with associated works to rainwater goods.
Location: **Villiers House Eton College Common Lane Eton Windsor SL4 6EG**
Applicant: Mr Reeve **c/o Agent:** Mr Ben Willcox WaM Architecture Castle Hill House 12 Castle Hill Windsor SL4 1PD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025
BF

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 2nd April 2025 **Appn No.:** 25/00795
Type: Full
Proposal: Installation of 1 no. AC condenser unit to flat roof
Location: **Specsavers 59 Peascod Street Windsor SL4 1DE**
Applicant: Specsavers **c/o Agent:** Fisch Planning Fisch Design Fisch Design Ltd Unit 1 Heritage Business Centre Derby Road Belper DE56 1SW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025
ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 2nd April 2025 **Appn No.:** 25/00796
Type: Advertisement
Proposal: Consent to display 1 no. externally illuminated fascia sign and 1 no. non-illuminated projecting sign.
Location: **Specsavers 59 Peascod Street Windsor SL4 1DE**
Applicant: Specsavers **c/o Agent:** Fisch Planning Fisch Design Fisch Design Ltd Unit 1 Heritage Business Centre Derby Road Belper DE56 1SW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025
ZP

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 31st March 2025 **Appn No.:** 25/00852
Type: Full
Proposal: Single storey side/rear extension
Location: **47 Eton Wick Road Eton Wick Windsor SL4 6LX**
Applicant: Mr Richard Schroder **c/o Agent:** Mr Philip Hurdwell PJH Design 41 Upcroft Windsor SL4 3NH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 23 May 2025
SD

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 31st March 2025 **Appn No.:** 25/00854
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of planning permission 20/00458/FULL to vary condition 3 (Materials).
Location: **Windsor Leisure Centre Stovell Road Windsor SL4 5JB**
Applicant: Clear Span **c/o Agent:** N Griffin Inception Planning Limited Quatro House Frimley Road Camberley GU16 7ER
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025
BF

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 1st April 2025 **Appn No.:** 25/00886
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed hip to gable, 1no. rear dormer, 1no. Juliet balcony and 2no. front rooflights is lawful.
Location: **24 Colenorton Crescent Eton Wick Windsor SL4 6NJ**
Applicant: Mrs Emma Parkes **c/o Agent:** Mr Matt Toovey Aspects Architectural Services Ltd. St Stephens House Arthur Road Windsor SL4 1RU
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 27 May 2025

MZW

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 1st April 2025 **Appn No.:** 25/00888
Type: Full
Proposal: Single storey rear extension.
Location: **63 Bexley Street Windsor SL4 5BX**
Applicant: Megan And Whitney Bacon-Evans **c/o Agent:** Hugo Morales Humo Studio 7 Arlington Mews London SE13 6AX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 1st April 2025 **Appn No.:** 25/00893
Type: Listed Building Consent
Proposal: Consent to retain the internal alterations to include the removal of internal walls between reception rooms and hallway and rebuild to include a new doorway.
Location: **30 Park Street Windsor SL4 1LB**
Applicant: Mr William Parsons **c/o Agent:** Mr Keith Walker Henley Surveying And Design Services 56 Elizabeth Road Henley-On-Thames RG9 1RA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

ZP

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 2nd April 2025 **Appn No.:** 25/00901
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Phasing Plan) attached to listed building consent 23/01385/LBC for consent for the conversion of the existing building including internal and external alterations to provide a new tavern, gift shop, workshops and 5 ensuite bedrooms. Two studio units within internal courtyard and construction of a new two storey mews building at the rear of the courtyard to provide 7 suites all to be occupied in association with the tavern as holiday accommodation/short term lets.
Location: **47 - 49 High Street Eton Windsor**
Applicant: Tin Media Properties 1 **c/o Agent:** Mrs Rosalind Graham Solve Planning Ltd Suite 6 Eastgate House Dogflud Way Farnham GU9 7UD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 30 May 2025

BF

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 2nd April 2025 **Appn No.:** 25/00910
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Method Statement) and 3 (Ironmongery) of listed building consent 24/01753/LBC for Consent for replacement french doors and fixed lights.
Location: **11 Clarence Crescent Windsor SL4 5DT**
Applicant: Mr Kirkby **c/o Agent:** Mrs Mel Mantell HCUK Group Ltd 12 Melcombe Place London NW1 6JJ
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 27 May 2025

AI

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 3rd April 2025 **Appn No.:** 25/00913
Type: Full
Proposal: Alterations to front of the building compromising of the partial removal and reconfiguration of planting bed walls with the restoring of use of an entrance door and replacement of existing condenser units to rear of the building.
Location: **Hunter Design Associates 17 - 21 Victoria Street Windsor SL4 1HE**
Applicant: Mr N Phillips **c/o Agent:** Ms Irum Khan-Williams IQ Planning And Heritage Consultants The Beehive Beehive Ring Road Crawley, Gatwick West Sussex RH6 0PA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 May 2025

FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 3rd April 2025 **Appn No.:** 25/00914
Type: Listed Building Consent
Proposal: Consent for internal alterations and reconfiguration of ground and first floors. External alterations to front of the building compromising of the partial removal and reconfiguration of planting bed walls with the restoring of use of an entrance door and replacement of existing condenser units to rear of the building.
Location: **Hunter Design Associates 17 - 21 Victoria Street Windsor SL4 1HE**
Applicant: Mr N Phillips **c/o Agent:** Ms Irum Khan-Williams IQ Planning And Heritage Consultants The Beehive Beehive Ring Road Crawley, Gatwick West Sussex RH6 0PA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 May 2025

FAC

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 1st April 2025 **Appn No.:** 25/00877
Type: Full
Proposal: Single storey front extension, single storey rear extension and alterations to fenestration.
Location: **54 Brompton Drive Maidenhead SL6 6SP**
Applicant: Mr Vijay Sidda **c/o Agent:** Mr Dean Luxton Delux Designs 20 Gale Gardens Hayley Green Bracknell RG42 6FL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

MZW

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 19th May 2025 **Appn No.:** 25/01315
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension is lawful.
Location: **52 Hambleden Walk Maidenhead SL6 7UH**
Applicant: Mrs Malina Saldanha **c/o Agent:** Mr Sikandar Ali SA Associates 268 Bath Road Slough SL1 4D
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 23 May 2025

ZP

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 28th June 2024 **Appn No.:** 24/01496
Type: Full
Proposal: Detached dwelling with 2 no. outbuildings following demolition of existing garages
Location: **Garage Block Phipps Close Maidenhead**
Applicant: Mr Daniel McKeagney **c/o Agent:** Mr Alan Munro Amber Architecture Limited 30 Barrington Drive Harefield UB9 6RL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

DAB

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 25th February 2025 **Appn No.:** 25/00266
Type: Certificate of Lawful Use
Proposal: Certificate of lawfulness to determine whether the use of the existing buildings as light industrial workshop and vehicle/machinery storage (mixed use - sui generis) is lawful.
Location: **Land To The East of Spinney Cottage Rosehill Henley On Thames**
Applicant: Mr T Gilbey **c/o Agent:** Ken Dijksman MRTPI Dijksman Planning (UK) LLP 35 Berkeley Road Newbury RG14 5JE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

DPK

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 14th March 2025 **Appn No.:** 25/00621
Type: Full
Proposal: Single storey rear extension following the demolition of the existing conservatory.
Location: **Lion House Milley Road Waltham St Lawrence Reading RG10 0JR**
Applicant: Mrs Nicola Uniacke **c/o Agent:** Mr Chris Allan Fineline Architects Bryants Farm Kiln Road Dunsden Green Reading RG4 9PB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

MZW

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 13th March 2025 **Appn No.:** 25/00630
Type: Full
Proposal: Toilet block and septic tank
Location: **Dean Place Stables Rose Lane Warren Row Reading**
Applicant: Mr Steve Wilks **c/o Agent:** Mathewson Waters Architects Mathewson Waters Architects The Old Surgery Crowle Road Lambourn Hungerford RG17 8NR
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

MZV

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 14th March 2025 **Appn No.:** 25/00642
Type: Full
Proposal: Part single part two storey side extension with 1no. Juliet balcony, works to rear conservatory and alterations to fenestration.
Location: **73 Shepherds Close Hurley Maidenhead SL6 5LZ**
Applicant: Mr Joel Thompson
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025

CZB

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 1st April 2025 **Appn No.:** 25/00753
Type: Full
Proposal: Erection of 1no. dwelling (self-build).
Location: **Land To The South East of 1 And 2 The Shires Littlewick Green Maidenhead**
Applicant: Mr Dmitry Zolotarev
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 May 2025

MZV

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 1st April 2025 **Appn No.:** 25/00889
Type: Full
Proposal: Single storey west extension with relocated entrance door and new canopy.
Location: **Oakleys Oakmont Lane Waltham St Lawrence Reading RG10 0GP**
Applicant: Mr And Mrs Brett **c/o Agent:** Mr Sam Dodd Authorised Designs Ltd Suite 1 Hardy House Northbridge Road Berkhamsted HP4 1EF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

CZB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 3rd April 2025 **Appn No.:** 25/00808
Type: Full
Proposal: Single storey front extension with canopy and access ramp, part single part two storey part first floor side/rear extension and alterations to fenestration.
Location: **9 Bargeman Road Maidenhead SL6 2SG**
Applicant: Mrs Harjeet Kaur Bassi **c/o Agent:** Home.extenDs 5 Kendrick Gate Tilehurst Reading RG30 4DP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025

CZB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 7th April 2025 **Appn No.:** 25/00802
Type: Full
Proposal: Single storey rear extension and alterations to fenestration following demolition of existing conservatory.
Location: **Fleur De Lys Shoppenhangers Road Maidenhead SL6 2PZ**
Applicant: Mr And Mrs A Smith **c/o Agent:** Nick Ford Sherborne Windows Ltd 15 Invincible Road Farnborough GU147QU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

MZW

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 3rd April 2025 **Appn No.:** 25/00843
Type: Full
Proposal: Single storey rear extension and alterations to fenestration.
Location: **23 Norden Road Maidenhead SL6 4AZ**
Applicant: Mr Tarun Puri **c/o Agent:** Albert Ogunsanya Zyntax Chartered Architects 8 Arborfield Close Slough SL1 2JW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

RVS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 4th April 2025 **Appn No.:** 25/00933
Type: Discharge of Condition
Proposal: Details required by Condition 6 (BNG) and 7 (Biodiversity Enhancements) of planning permission 24/02848/VAR for a Variation (under Section 73A) of Condition 9 (Approved Plans) to substitute those plans approved under 24/01901/VAR for the variation (under Section 73) of Condition 9 to substitute those plans approved under 23/02552/FULL for the construction of 7no. external padel courts and associated infrastructure, astroturf surfacing and boundary fencing. Demolition of the existing garage and façade changes to the existing building associated with the construction of 1no. internal padel court. Works for reinstatement of existing land to provide additional playing pitch area with amended plans' with amended plans.
Location: **Padel Pavillion Braywick Park Braywick Road Maidenhead SL6 1BN**
Applicant: Padel Maidenhead Limited **c/o Agent:** Ella Hines C/o Savills 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 29 May 2025

MZV

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 17th April 2025 **Appn No.:** 25/01025
Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of Condition 5 to substitute those plans approved under 24/02979/FULL for the Garage conversion, enlargement of existing front porch, part single part two storey wraparound extension (side/rear/side) and alterations to fenestration following demolition of existing elements.
Location: **4 Clifton Close Maidenhead SL6 1DG**
Applicant: Mr Ashwin Shahir **c/o Agent:** Mr Rajinder Chana 5 Beverley Avenue Hounslow Middx TW4 5HF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

CZB

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 24th April 2025 **Appn No.:** 25/01064
Type: Works To Trees In Conservation Area
Proposal: T1 Eucalyptus - Crown reduction by 3m to existing reduction points.
Location: **Lyndal Mount Fishery Road Maidenhead SL6 1UP**
Applicant: Lady Mary Parkinson **c/o Agent:** Mr Peter Beamish Pete Beamish Tree Care 2 Pump Lane North Marlow Bucks SL73RD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 May 2025

HL

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 26th March 2025 **Appn No.:** 25/00731
Type: Listed Building Consent
Proposal: Consent to retain a rear conservatory, replacement of door to rear elevation with a full length sash window and 3no. rooflights to rear elevation.
Location: **38 Bears Rails Park Old Windsor Windsor SL4 2HN**
Applicant: Mr Derek Flynn **c/o Agent:** Mr Richard Fenn Richard Fenn Designs 11 Harrier Close Woodley Reading Berkshire RG5 4PE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

ZP

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 26th March 2025 **Appn No.:** 25/00730
Type: Full
Proposal: Rear conservatory and alterations to fenestration to rear elevation (retrospective).
Location: **38 Bears Rails Park Old Windsor Windsor SL4 2HN**
Applicant: Mr Derek Flynn **c/o Agent:** Mr Richard Fenn Richard Fenn Designs 11 Harrier Close Woodley Reading Berkshire RG5 4PE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025

ZP

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 1st April 2025 **Appn No.:** 25/00660
Type: Full
Proposal: New boundary treatment and entrance gate
Location: **Pinkneys Farm House Furze Platt Road Maidenhead SL6 6PZ**
Applicant: Mr Mathew Hofton
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 May 2025

MZW

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 28th March 2025 **Appn No.:** 25/00760
Type: Full
Proposal: First floor side/rear extension, 1 no. side dormer, 1 no. rear dormer, demolition and reconstruction of the existing porch.
Location: **65 Farm Road Maidenhead SL6 5JB**
Applicant: Mr Sam Gillies
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 30 May 2025

SCS

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 31st March 2025 **Appn No.:** 25/00844
Type: Full
Proposal: Single storey front extension with entrance canopy and steps, single storey side/rear extension and changes to the external finish and fenestration following the demolition of the existing single storey elements.
Location: **60 Alwyn Road Maidenhead SL6 5EL**
Applicant: Mr & Mrs Crowe **c/o Agent:** Lynda Carroll Lynda Carroll Architects Ltd 70 Clare Road Maidenhead Berkshire SL6 4DQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

RVS

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 1st April 2025 **Appn No.:** 25/00868
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey outbuilding is lawful.
Location: **Hukumdev House 25 Ray Lea Road Maidenhead SL6 8QL**
Applicant: Mr Bharat Kumar **c/o Agent:** Mr Randhawa 49 Langton Way Egham Surrey TW20 8DZ
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 27 May 2025

MZW

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 1st April 2025 **Appn No.:** 25/00887
Type: Discharge of Condition
Proposal: Details required by Condition 7 (Cycle parking facilities), 8 (Bin storage and recycling facilities), 9 (Lighting scheme), 10 (RAMS), 11 (Bat roost), 13 (Bamboo removal) and 18 (ASHP) of planning permission 24/01648/FULL for a Replacement self-build dwelling, installation of 2no. air source heat pump and widening of the existing access. (Amended Description)
Location: **7 Woodhurst Road Maidenhead SL6 8TG**
Applicant: Mr And Mrs B Willcox **c/o Agent:** Stephen Varney Associates Ltd First Floor Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 23 May 2025

DAB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 8th April 2025 **Appn No.:** 25/00892
Type: Discharge of Condition
Proposal: Details required by Condition 7 (Biodiversity enhancements) and 9 (Tree protection) of planning permission 24/02572/FULL for a Single storey rear extension, new canopy to rear elevation, enlargement of existing dormer on left elevation, 1no. balcony to front elevation, alterations to fenestration, hardstanding and new dropped kerb following demolition of existing elements.
Location: **7 Ray Park Avenue Maidenhead SL6 8DP**
Applicant: Sophie And Torban Cane **c/o Agent:** Miss Rebecca Parnell Freedom Homes Architects 85 Uxbridge Road Ealing Cross London W5 5BW
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 May 2025

DAB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 3rd April 2025 **Appn No.:** 25/00905
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed 3no. dormers to north elevation, 3no. dormers to south elevation, replacement roof and installation of an external egress staircase following removal of 3no. chimney stacks is lawful.
Location: **Heathermount Devenish Road Sunningdale Ascot SL5 9PG**
Applicant: .Cavendish Education Ltd And Heathermount School **c/o Agent:** Clare Bambury DWD Property And Planning 69 Carter Lane London EC4V 5EQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 May 2025

CZB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 23rd April 2025 **Appn No.:** 25/01052
Type: Discharge of Condition
Proposal: Details required by condition 5 (Endoscope survey) and condition 7 (Biodiversity enhancements) of planning permission 24/03083/FULL for a part single part two storey side/rear extension and alterations to fenestration following part demolition of existing rear element.
Location: **9 Whitmore Lane Ascot SL5 0NS**
Applicant: Miss Channell **c/o Agent:** Victoria Page Victoria Page Architecture 27 Hermitage Woods Crescent Woking GU21 8UE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 23 May 2025

BF

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 28th April 2025 **Appn No.:** 25/01097
Type: Works To Trees Covered by TPO
Proposal: (T1) Beech - to dismantle in sections to close to ground level.(010/1986/TPO).
Location: **Lynwood Village Rise Road Ascot**
Applicant: Ms Natasha Miles **c/o Agent:** Miss Lauren Comben Jenks Oxford Ltd 36 Bridus Mead Blewbury OX11 9PL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 May 2025
 HL

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 31st March 2025 **Appn No.:** 25/00650
Type: Full
Proposal: New ground floor refuse storage and first floor cycle storage.
Location: **82 High Street Maidenhead SL6 1PY**
Applicant: Mr Tim Matthews **c/o Agent:** John Hancock Brocklehurst Architects 15 High Street West Wycombe HP14 3AE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025
 DPK

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 4th April 2025 **Appn No.:** 25/00805
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use of the rear ground floor, first and second floor from Class E to Class C3 (residential) to provide 4 flats.
Location: **Barclays 92 High Street Maidenhead SL6 1PX**
Applicant: Bayley Homes Ltd **c/o Agent:** Rosalind Gall Momentum Planning Ltd Hasleworks 2-4 Petworth Road Haslemere GU27 2HR
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 May 2025
 MZV

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 28th March 2025 **Appn No.:** 25/00820
Type: Discharge of Condition
Proposal: Details required by Condition 7 (CMP) of planning permission 22/02427/FULL for the Extension of south stand to provide additional 224 seats, erection of new stand (north) to seat 304, wheelchair and disabled persons seating area, disabled w/c provision, changing block and improved floodlighting.
Location: **Maidenhead United Football Club York Road Maidenhead SL6 1SF**
Applicant: Maidenhead United Football Club **c/o Agent:** Mr Kevin Scott Solve Planning Ltd Suite 6 Eastgate House Dogflud Way Farnham GU9 7UD
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 23 May 2025
 JVV

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 31st March 2025 **Appn No.:** 25/00842
Type: Listed Building Consent
Proposal: Consent for a single storey rear/side extension, alterations to fenestration and internal alterations following the demolition of the existing single storey elements.
Location: **32 Castle Hill Maidenhead SL6 4JJ**
Applicant: Mr & Mrs Otterburn **c/o Agent:** Mr Jason Lee Bowen Evans Consultancy 48A High Street Marlow SL7 1AW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025
 RVS

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 31st March 2025 **Appn No.:** 25/00841
Type: Full
Proposal: Single storey rear/side extension, alterations to fenestration and internal alterations following the demolition of the existing single storey elements.
Location: **32 Castle Hill Maidenhead SL6 4JJ**
Applicant: Mr & Mrs Otterburn **c/o Agent:** Mr Jason Lee Bowen Evans Consultancy 48A High Street Marlow SL7 1AW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 May 2025
RVS

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 1st April 2025 **Appn No.:** 25/00890
Type: Full
Proposal: Detached outbuilding with air source heat pump to be used ancillary to No.11A Moorfield Terrace.(Retrospective).
Location: **11A Moorfield Terrace Maidenhead SL6 8RB**
Applicant: Ms Shazia Raja **c/o Agent:** Mr Sikandar Ali SA Associates 268 Bath Road Slough SL1 4DX
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 May 2025
MZV

Appeal Decision Report

29 April 2025 - 23 May 2025

Windsor and Ascot

Appeal Ref.: 24/60069/REF **Planning Ref.:** 23/01756/TPO **Plns Ref.:** APP/TPO/T0355/9879

Appellant: Richard Meakes 11 Harwood Gardens Old Windsor Windsor SL4 2LJ

Decision Type: Delegated **Officer Recommendation:** Partial Refusal/Partial Approval

Description: Oak tree - Crown lifting to 5m from ground level and Crown thinning by 15% (005/1965/TPO).

Location: 11 Harwood Gardens Old Windsor Windsor SL4 2LJ

Appeal Decision: Allowed **Decision Date:** 2 May 2025

Main Issue: The additional crown thinning would not significantly alter the tree's shape or long-term contribution to local character. Any temporary reduction in canopy density would be negligible in terms of visual impact, and in time, the tree would recover lost dimensions, ensuring that long-term views of the site remain unaffected.

Appeal Ref.: 24/60090/REF **Planning Ref.:** 24/00557/FULL **Plns Ref.:** APP/T0355/W/24/3348014

Appellant: Mr R Graham **c/o Agent:** Mr Philip Andrews WvH Planning Ltd Elmwood High Park Avenue East Horsley Surrey KT24 5DD

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

Description: Erection of a replacement 2-storey detached dwelling with roof mounted PV panels and detached single-storey garage/store building with EV charger, 1no. air source heat pump, new driveway gates and new pedestrian access and gate, with associated landscaping following demolition of existing 2-storey dwelling and linked single-storey garaging/store/workshop.

Location: 6 Silwood Close Ascot SL5 7DX

Appeal Decision: Allowed **Decision Date:** 6 May 2025

Main Issue: The Inspector concluded that the contemporary appearance of the development would reflect the overall form and layout of Silwood Close, and would be sensitive to neighbouring properties, achieving high quality and innovative design. The Inspector noted the existing and proposed landscaping, which would mitigate the visual impact of the development to some degree. The Inspector noted para. 139 of the NPPF, which states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. The Inspector was satisfied on the basis of a completed UU, to secure a review of the carbon dioxide emissions of the development following practical completion, that the proposal would adequately minimise carbon dioxide emissions in compliance with Policies SP2 and EP1 of the Borough Local Plan and the Sustainability SPD.

Appeal Ref.: 24/60120/REF **Planning Ref.:** 24/01341/FULL **Plns Ref.:** APP/T0355/D/24/3352813

Appellant: Ms Ohene-Djan 1 Dower Park Windsor SL4 4BQ

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

Description: Two storey side/rear extension, single storey front/side extension, alterations to fenestration and external finish.

Location: 1 Dower Park Windsor SL4 4BQ

Appeal Decision: Dismissed **Decision Date:** 15 May 2025

Main Issue:
