

## Planning Applications Decided

Week Ending - 20 June 2025

The applications listed below have been DECIDED by the Council.

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 7th October 2024 **Appn No.:** 24/02440  
**Type:** Full  
**Proposal:** Erection of a replacement dwelling (self-build) following demolition of the existing dwelling and detached outbuildings.  
**Location:** **Timbric Kings Ride Ascot SL5 7JR**  
**Applicant:** Mr F Cash **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle GU34 4NB  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025  
DZC

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 20th February 2025 **Appn No.:** 25/00435  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Oak - Crown reduce height by 2m, leaving 18m. Reduce spread north side by 1.5m, leaving 5m. Reduce spread south side by 2.5m, leaving 7m. (010/2000/TPO)  
**Location:** **22 Murray Court Ascot SL5 9BP**  
**Applicant:** Ms Sarab Bhogal **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 19 June 2025  
AYB

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 19th March 2025 **Appn No.:** 25/00643  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (Tag 33) Pine - fell; (Tag 43) Goat Willow - re-pollard at 3m and (Tag 51) - Hazel - coppice at ground level. (008/1964/TPO).  
**Location:** **Birkdale Court, Lytham Court, Troon Court And St Andrews Court Cardwell Crescent Ascot**  
**Applicant:** Ms Kate Cullen. **c/o Agent:** Mr Jose Saravia Woodchips Limited 8 Cherbury Close Harmanswater Bracknell Berkshire RG12 9HT  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 18 June 2025  
AYB

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 23rd April 2025 **Appn No.:** 25/00659  
**Type:** Full  
**Proposal:** Single storey rear extension, solar panels to rear roof element and a side/rear raised terrace with steps.  
**Location:** **Fraoch 27 Armitage Court Ascot SL5 9TA**  
**Applicant:** Mr & Mrs Mufti **c/o Agent:** Mrs Judith Charles M3 Architectural Design Ltd Basepoint Business Centre 377-399 London Road Camberley GU15 3HL  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025  
SD

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 24th April 2025 **Appn No.:** 25/01019  
**Type:** Full  
**Proposal:** Part single part two storey front extension and alterations to fenestration and existing steps.  
**Location:** **60 Cavendish Meads Ascot SL5 9TD**  
**Applicant:** Mr B Williams **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:** 17 June 2025

AI

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 25th April 2025 **Appn No.:** 25/01031  
**Type:** Full  
**Proposal:** Conversion and extension to the existing detached outbuilding ancillary to the main dwelling.  
**Location:** **105 Lower Village Road Ascot SL5 9BQ**  
**Applicant:** Mrs L Quinliven **c/o Agent:** Mr Ian Lewis Focusmont Ltd Ashcroft High Street Ashcott Somerset TA2 9PL  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 19 June 2025

SD

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 23rd April 2025 **Appn No.:** 25/01053  
**Type:** Full  
**Proposal:** Front canopy, part roof replacement to include raising of the ridge and alteration to external finish and fenestration.  
**Location:** **45 Oriental Road Ascot SL5 7AZ**  
**Applicant:** Andrew Portsmouth **c/o Agent:** Mr Harrison Clare HAC 10 Beech Court Wokingham Road Hurst RG10 0RQ  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 17 June 2025

DBL

**Ward:** Belmont  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 1st April 2025 **Appn No.:** 25/00891  
**Type:** Full  
**Proposal:** Part single part two storey side/rear extension and 1no. outbuilding ancillary to the main dwelling.  
**Location:** **6 Ellington Park Maidenhead SL6 7LQ**  
**Applicant:** Mr Qasir Maqsood **c/o Agent:** Mr Safdar Hussain Arcadia Architects 36 Loxwood Lower Earley Reading RG6 5QZ  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 18 June 2025

SCS

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 24th April 2025 **Appn No.:** 25/00785  
**Type:** Full  
**Proposal:** New boundary treatment and entrance gate following demolition of existing elements  
**Location:** **Cherry Bank Maidenhead Road Cookham Maidenhead SL6 9DB**  
**Applicant:** Mr James Peet  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 19 June 2025

MZW

**Ward:** Bisham And Cookham  
**Parish:** Bisham Parish  
**Appn. Date:** 24th April 2025 **Appn No.:** 25/00948  
**Type:** Full  
**Proposal:** Part garage conversion including raising of the ridge, 2no. rear dormers, 1no. rear Juliet balcony, alterations to fenestration, patio and steps and new retaining walls.  
**Location:** **36 Temple Mill Island Bisham Marlow SL7 1SQ**  
**Applicant:** Mr S Edwards **c/o Agent:** Mr S Kerr 43 Cockerton Green Darlington DL3 9EG  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 19 June 2025

CZB

**Ward:** Bisham And Cookham  
**Parish:** Bisham Parish  
**Appn. Date:** 23rd April 2025 **Appn No.:** 25/00963  
**Type:** Works To Trees Covered by TPO  
**Proposal:** T1 Deodar cedar - Tip reduce lower branches to provide a clearance of 2m from the roof and side of the adjacent house.  
**Location:** **Summerhayes Hockett Lane Cookham Maidenhead SL6 9UF**  
**Applicant:** Mr Stuart Large **c/o Agent:** Sally Szucs Bloom Tree Care Ltd 21 Seymour Park Road Marlow SL7 3ER  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 18 June 2025

AYB

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 17th April 2025 **Appn No.:** 25/01010  
**Type:** Full  
**Proposal:** Garage conversion, single storey side extension and alterations to fenestration.  
**Location:** **Elmwood Dean Lane Cookham Maidenhead SL6 9AG**  
**Applicant:** Mr Lee And Ms Fulton-Lee **c/o Agent:** Miss Holly Smith Cookham Design Partnership Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 17 June 2025

RVS

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 25th April 2025 **Appn No.:** 25/01078  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73) without complying with Condition 2 (Materials) and Condition 12 to substitute those plans approved under planning permission 24/01513/FULL for a two-storey front extension, two-storey side extension, single storey rear extension with balcony above, garage conversion with new roof, new pergola, fence and gates and alterations to fenestration following demolition of existing elements with amended plans.  
**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:** Application Permitted **Date of Decision:** 18 June 2025

SCS

**Ward:** Bisham And Cookham  
**Parish:** Bisham Parish  
**Appn. Date:** 1st May 2025 **Appn No.:** 25/01079  
**Type:** Full  
**Proposal:** Conversion of 2no. dwellings to 1no. dwelling, replacement balustrade and alterations to fenestration (Amended Description).  
**Location:** **24 And 25 Temple Mill Island Bisham Marlow**  
**Applicant:** Mr And Mrs Thomas And Tania Cornwell  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 18 June 2025

DAB

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 30th April 2025 **Appn No.:** 25/01109  
**Type:** Full  
**Proposal:** Erection of a detached single storey annexe ancillary to the main dwelling  
**Location:** **Lee Cottage School Lane Cookham Maidenhead SL6 9QJ**  
**Applicant:** Ms Elizabeth Moorhouse **c/o Agent:** Mr Nathan Hall Garden Annexes Unit 9 Four Wheel Drive  
 Rougham Industrial Estate Bury St Edmunds IP30 9ND  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025  
 CZB

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 8th May 2025 **Appn No.:** 25/01138  
**Type:** Works To Trees In Conservation Area  
**Proposal:** Yew (adjacent to eastern boundary of the front garden of 3 Vicarage Close) - prune to give up 1.5m clearance to the house; prune to give up to 2.5m clearance over the hardstanding path/driveway. Yew x 3 running in a line (adjacent to eastern boundary of the rear garden of 3 Vicarage Close) - prune to give up to 1.5m clearance to the house; prune back over the garden of 3 Vicarage Close no closer than a line drawn 1.5m from the boundary wall; prune the two deteriorating branches in the photo (emailed 28.5.25), indicated with red arrows, back to the boundary.  
**Location:** **Holy Trinity C E Church Churchgate Sutton Road Cookham Maidenhead SL6 9SN**  
**Applicant:** Mr David Hayman  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 13 June 2025  
 HL

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 7th May 2025 **Appn No.:** 25/01145  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T9 Holly - prune to give up to 1.5m clearance from the house; crown lift over garden to 3m. T10 Yew - crown lift over garden to 3m.  
**Location:** **Spike Hatch Popes Lane Cookham Maidenhead SL6 9AS**  
**Applicant:** Mr John Norton  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 13 June 2025  
 HL

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 16th May 2025 **Appn No.:** 25/01288  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T1 Beech - reduce spread by 2m on both sides to a final spread of 14m.  
**Location:** **Dean House Cookham Dean Common Cookham Maidenhead SL6 9NZ**  
**Applicant:** Mr Joe Margerrison  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025  
 HL

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 10th June 2025 **Appn No.:** 25/01490  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed loft conversion and 3no. rear rooflights is lawful.  
**Location:** **44 Broom Hill Cookham Maidenhead SL6 9LW**  
**Applicant:** Mr And Mrs Strain **c/o Agent:** Mrs Linda Darby Hemmings Hampton House Farm Kineton  
 Warwick CV35 0JH  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 16 June 2025  
 AI

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 5th February 2025 **Appn No.:** 25/00224  
**Type:** Full  
**Proposal:** Replacement and resiting of greenhouse.  
**Location:** **The Rye Peck The Waterside Inn Ferry Road Bray Maidenhead SL6 2AT**  
**Applicant:** Mr Shane Spears **c/o Agent:** Mr Chris Littlemore CPL Architecture Meadow House High Lane Broad Chalke SP5 5HA  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 17 June 2025  
RVS

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 10th April 2025 **Appn No.:** 25/00929  
**Type:** Works To Trees In Conservation Area  
**Proposal:** Revised works as per emails dated 17.6.25 as follows: B = Sycamore - remove dead branches. D = Horse chestnut - prune branches to give up to 1m clearance to the summer house. F = Beech - remove dead branches. T5 Oak - remove dead branches.  
**Location:** **The Coach House Gays Lane Maidenhead SL6 2HL**  
**Applicant:** Lorn Joseph **c/o Agent:** Mr Mark Jones Braywood Tree Surgery Ltd Flecs Stroud Farm Road Holyport Maidenhead SL6 2LH  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 17 June 2025  
HL

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 2nd June 2025 **Appn No.:** 25/01157  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1) Oak Tree - Crown lift no more than 4m above ground level and retain branches larger than 0.05m diameter. Crown thin no more than 15%. Tip reduce branches on northern side of canopy overhanging swimming pool area leaving a crown spread no less than 6m from stem and remove any dead and broken branches.  
**Location:** **Champers 10 Langworthy End Maidenhead SL6 2HJ**  
**Applicant:** Mr Kevin Das  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 13 June 2025  
HL

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 6th May 2025 **Appn No.:** 25/01183  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T1, T2 and T3 - Conifer - fell, T4 - Willow - Crown reduction to a final height of 12m and spread of 7m, T5 and T6 - Conifer - trim overhang and top, T7 - Conifer - fell.  
**Location:** **Sabella House Gays Lane Maidenhead SL6 2HL**  
**Applicant:** Mrs Jenifer George **c/o Agent:** Mr Mark Jones Braywood Tree Surgery Ltd Flecs Stroud Farm Road Holyport Maidenhead SL6 2LH  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 17 June 2025  
AYB

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 27th March 2025 **Appn No.:** 25/00815  
**Type:** Full  
**Proposal:** Garage conversion with new roof, single storey front extension, part single, part two storey side/rear extension, and alterations to fenestration following the demolition of existing elements.  
**Location:** **The Timbers Altwood Close Maidenhead SL6 4PP**  
**Applicant:** Mr Shafiq Ahmed **c/o Agent:** Chris Palomba JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025  
SCS

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 28th March 2025 **Appn No.:** 25/00836  
**Type:** Full  
**Proposal:** Part single, part two storey part first floor front extension, single storey side/rear extension, single storey side extension.  
**Location:** **1 Altwood Drive Maidenhead SL6 4PR**  
**Applicant:** Amritpreet Grewal **c/o Agent:** Consilio Group Consilio Town Planning Argyle House Office 2L Joel Street Northwood HA6 1NW  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 13 June 2025  
SCS

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 17th February 2025 **Appn No.:** 25/00237  
**Type:** Full  
**Proposal:** Garage conversion, single storey front/side extension, first floor rear extension, 1no. rear bay window and alterations to fenestration.  
**Location:** **177 Maidenhead Road Windsor SL4 5EZ**  
**Applicant:** Ms Shazia Bhatti **c/o Agent:** Mr Alexandre Durao Alex D Architects Ltd Bassetsbury Barn Bassetsbury Lane High Wycombe HP11 1QX  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 18 June 2025  
DZC

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 14th May 2025 **Appn No.:** 25/01234  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 15 (Biodiversity enhancements) of planning permission 23/01090/FULL for the Redevelopment of the site including the demolition of existing buildings, erection of x 413 dwellings (Use Class C3), community space (Use Class F2), cycle hub (Use Class F2), formation of new access from Smiths Lane, comprehensive hard and soft landscaping, car parking; drainage and flooding mitigation works, and associated infrastructure.  
**Location:** **Grasmere Broadleys Hale And Winwood And Land At Sawyers Close Windsor**  
**Applicant:** Mr Hooper **c/o Agent:** Mr Ben Hooper Hill Partnerships Ltd Suite A Windrush Court Abingdon Business Park Abingdon Oxfordshire OX14 1SY  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 18 June 2025  
CZP

**Ward:** Clewer East  
**Parish:** Windsor Unparished  
**Appn. Date:** 22nd April 2025 **Appn No.:** 25/00974  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether 1no. rear L - shape dormer with Juliet balcony is lawful.  
**Location:** **109 Alma Road Windsor SL4 3EU**  
**Applicant:** Mr Julien And Nazia Mahay  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 17 June 2025  
SCS

**Ward:** Clewer East  
**Parish:** Windsor Unparished  
**Appn. Date:** 28th April 2025 **Appn No.:** 25/01080  
**Type:** Full  
**Proposal:** Provision of 4no. additional EV bays in the existing car parking area, relocation of the Air/Water bay and new boundary treatment.  
**Location:** **Shell Petrol Filling Station 195 Clarence Road Windsor SL4 5AN**  
**Applicant:** Shell Oil UK Products Limited **c/o Agent:** Jackie Ford JMS Planning And Development Ltd 203 Westminster Bridge Road Lambeth London SE1 7FR  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 19 June 2025  
JO

**Ward:** Cox Green  
**Parish:** Cox Green Parish  
**Appn. Date:** 22nd April 2025 **Appn No.:** 25/01038  
**Type:** Full  
**Proposal:** Garage conversion, single storey front/side extension and single storey side extension.  
**Location:** **116 Farmers Way Maidenhead SL6 3PU**  
**Applicant:** Mr David East **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:** 16 June 2025  
SCS

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Datchet Parish  
**Appn. Date:** 15th April 2025 **Appn No.:** 25/00105  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1) Cherry - Crown reduce height and spread by approximately 1-2m, leaving a final height of 9m and spread of 6m. (T2) Maple - Crown reduce by approximately 2-3m, leaving a final height of 8m and spread of 5m. (T3) Small Robina - Lightly reduce leaving a final height of 4m and spread of 2m.  
**Location:** **6 The Avenue Datchet Slough SL3 9DH**  
**Applicant:** Sonia Fergusson **c/o Agent:** Miss Susan Cook The Tree Company (London) Ltd Willow Works Unit 9 Inwood Business Park Whitton Road Hounslow TW3 2EB  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 18 June 2025  
AYB

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Wraysbury Parish  
**Appn. Date:** 12th May 2025 **Appn No.:** 25/00590  
**Type:** Works To Trees Covered by TPO  
**Proposal:** TPT01 Willow - Crown Lift to 2.5m (038/1999/TPO)  
**Location:** **Land Adjacent To 62-65 Old Mill Place Wraysbury Staines**  
**Applicant:** Ms Jacque Allix **c/o Agent:** Mrs Julie Ward John O'Conner GM 2 Great North Road Welwyn AL6 0PL  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025  
AYB

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 25th March 2025 **Appn No.:** 25/00759  
**Type:** Full  
**Proposal:** Part single part two storey side/rear extension following demolition of existing elements  
**Location:** **9 Inkerman Road Eton Wick Windsor SL4 6LE**  
**Applicant:** Mr And Mrs J And D. Boshier **c/o Agent:** Martin Pugsley MP Building Plans Ltd 1 Testwood Road Windsor SL4 5RL  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 19 June 2025  
ZP

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 24th April 2025 **Appn No.:** 25/00853  
**Type:** Full  
**Proposal:** Single storey outbuilding  
**Location:** **44 Frances Road Windsor SL4 3AH**  
**Applicant:** Mr & Mrs Spender **c/o Agent:** Mr Oliver Wright NAPC Suite 005 Watermoor Point Watermoor Road Cirencester GL7 1LF  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 17 June 2025  
SD

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 22nd April 2025 **Appn No.:** 25/00885  
**Type:** Full  
**Proposal:** Single storey side/front extension, single storey rear infill extension and alterations to fenestration.  
**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 1R  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025  
SD

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 22nd April 2025 **Appn No.:** 25/01047  
**Type:** Listed Building Consent  
**Proposal:** Consent for the replacement of flooring to the ground floor hallway, lounge and study, creation of a double door opening at ground floor level, and the retention of works to the entrance steps (previously consented under 20/01550/LBC) and retention of the replacement flooring to the kitchen.  
**Location:** **11 Clarence Crescent Windsor SL4 5DT**  
**Applicant:** Mr Peter Kirkby **c/o Agent:** Mrs Mel Mantell HCUK Group 12 Melcombe Place London NW1 6JJ  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 13 June 2025  
DZC

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 25th April 2025 **Appn No.:** 25/01076  
**Type:** Full  
**Proposal:** New shopfront, new balustrade to the existing lower and upper floors, addition of 2no. external seating areas with planters and jumbrellas.  
**Location:** **Carluccio's Unit 27-28 Windsor Royal Railway Station Jubilee Arch Windsor SL4 1PJ**  
**Applicant:** Mr Pullen **c/o Agent:** Mr Mick Roberts @Architect UK Ltd Clocktower House, Suite 2 Station Road West Horndon CM13 3XL  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 18 June 2025  
DBL

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 13th May 2025 **Appn No.:** 25/01240  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T009Z Cedar - Lift crown to give a ground clearance of 3m, removing secondary or smaller branches only; reduce over extended lateral on east side of tree to bring back in line with main crown profile.  
**Location:** **Fellows Garden Eton College Slough Road Eton Windsor SL4 6AS**  
**Applicant:** The Head Gardener Eton College  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025  
HL

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 13th June 2025 **Appn No.:** 25/01336  
**Type:** Cert of Lawfulness of Proposed Use  
**Proposal:** Certificate of lawfulness to determine whether the proposed use as private hire operators licence is lawful.  
**Location:** **The Regus Group Gainsborough House 59 - 60 Thames Street Windsor SL4 1TX**  
**Applicant:** Mr Nouman Purvaiz  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 19 June 2025  
SD



**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 23rd May 2025 **Appn No.:** 25/01343  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 8 (Partial Discharge Phase 1, Part A ) (Binding Contract) of planning permission 21/03536/FULL for the redevelopment of the site comprising of the erection of a Boarding House containing 55 bedrooms (Class C2) including staff accommodation, car parking and associated facilities to be linked to the existing building (The Briary). Single storey side/rear extension, single storey infill extension and alterations to The Briary following demolition of the existing two cottages (Briary End and Briary Cottage) and associated outbuildings. Erection of a new garage and wall linked to the Boarding House and relocation of the gates within the curtilage of Cotton Hall and works to the wall enclosing the Chapel and Lychgate and resiting of a post box. Relocation of the existing vehicular access, new loading bay and associated highways works to Eton Wick Road and associated hard and soft landscaping.

**Location:** **The Briary And Briary End And Briary Cottage And Cotton Hall House And Eton Wick Chapel Eton Wick Road Eton Windsor**

**Applicant:** C/o Savills **c/o Agent:** Ben Tattersall Savills 33 Margaret Street London W1G 0JD

**Decision Type:** Delegated

**Decision:** Approve Discharge of Condition **Date of Decision:** 18 June 2025

BF

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 28th June 2024 **Appn No.:** 24/01495  
**Type:** Full  
**Proposal:** Two semi-detached dwellings following demolition of existing garages.  
**Location:** **Garage Block Nos 30 To 66 Phipps Close Maidenhead**  
**Applicant:** Mr Daniel McKeagney **c/o Agent:** Mr Alan Munro Amber Architecture Limited 30 Barrington Drive Barrington Drive Harefield UB9 6RL

**Decision Type:** Delegated

**Decision:** Application Permitted **Date of Decision:** 17 June 2025

DAB

**Ward:** Hurley And Walthams  
**Parish:** Hurley Parish  
**Appn. Date:** 23rd April 2025 **Appn No.:** 25/00786  
**Type:** Full  
**Proposal:** Erection of Oak framed outbuilding to supplement existing business at site  
**Location:** **Land To The South of Dean Place Farm Rose Lane Warren Row Reading**  
**Applicant:** Mr Jack Nethercott  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 18 June 2025

DAB

**Ward:** Hurley And Walthams  
**Parish:** Shottesbrooke Parish  
**Appn. Date:** 23rd April 2025 **Appn No.:** 25/01000  
**Type:** Full  
**Proposal:** 1 no. agricultural barn  
**Location:** **Orchard Farm Bottle Lane Littlewick Green Maidenhead SL6 3SB**  
**Applicant:** Mr Richard Copas **c/o Agent:** Mr Tom Brierley Copas Farms Hedsor Park Farm Heathfield Road Taplow Buckinghamshire SL6 0FE

**Decision Type:** Delegated

**Decision:** Application Permitted **Date of Decision:** 17 June 2025

DAB

**Ward:** Hurley And Walthams  
**Parish:** Waltham St Lawrence Parish  
**Appn. Date:** 23rd April 2025 **Appn No.:** 25/01043  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 4 (Brick, Bonding And Mortar); Condition 6 (External Joinery); Condition 7 (Window And Door Details) and Condition 8 (Rainwater And Drainage Goods) of planning permission 20/00982/FULL for the construction of a detached five bedroom dwelling following demolition of the existing former joinery workshop and builders yard.  
**Location:** **The Old Workshop The Street Shurlock Row Reading RG10 0PS**  
**Applicant:** Ms S Kyriazi **c/o Agent:** Mr Tony Booth F J Thompson & Co Unit 4 80 High Street Egham TW20 9HE  
**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 16 June 2025

RVS

**Ward:** Hurley And Walthams  
**Parish:** Hurley Parish  
**Appn. Date:** 20th May 2025 **Appn No.:** 25/01271  
**Type:** Agricultural Determination  
**Proposal:** Notification to determine whether prior approval is required for a multi-purpose portal frame agricultural barn.  
**Location:** **Cayton Park North Warren Row Road Warren Row Reading**  
**Applicant:** Mr Adam Pacitti **c/o Agent:** Mr John Hunt The Old Dairy Pike Smith & Kemp Rural & Commercial Ltd Hyde Farm Marlow Road Maidenhead SL6 6PQ  
**Decision Type:** Delegated  
**Decision:** Prior Approval Required and Granted **Date of Decision:** 17 June 2025

DPK

**Ward:** Hurley And Walthams  
**Parish:** Hurley Parish  
**Appn. Date:** 16th May 2025 **Appn No.:** 25/01287  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1) Willow - tip reduce remaining stem back to historic reduction points, approximately 3.5m on height and lateral spread to reduce excess weight, leaving height at 10m and spread of 4.5m.  
**Location:** **Tythecote Manor High Street Hurley Maidenhead SL6 5NB**  
**Applicant:** Mrs Leigh **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:** 16 June 2025

HL

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 11th September 2023 **Appn No.:** 23/02186  
**Type:** Full  
**Proposal:** Construction of a care home with associated works including car parking, landscaping and provision of amenity space.  
**Location:** **Site of Highway House Norreys Drive Maidenhead**  
**Applicant:** Mr Goodwin **c/o Agent:** Mr Euan Brown Woolf Bond Planning LLP The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT United Kingdom  
**Decision Type:** Committee Decision  
**Decision:** Refuse **Date of Decision:** 16 June 2025

ME

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 19th March 2025 **Appn No.:** 25/00693  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 10 (Remediation specification and timetable) of planning permission 22/01540/FULL (Appeal B Allowed on Appeal) for a Full planning application for enabling works comprising the provision of construction access, site preparation and earthworks (in connection with outline planning application for residential development of up to 330 new homes, land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and earthworks to facilitate surface water drainage; and all ancillary and enabling works).  
**Location:** **Land At Spencers Farm Summerleaze Road Maidenhead**  
**Applicant:** Mr Oliver Fairman **c/o Agent:** Mr Oliver Fairman Bellway Thames Valley Imperium Imperial Way Reading Berkshire RG2 0TD  
**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 19 June 2025

SH

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 16th May 2025 **Appn No.:** 25/01293  
**Type:** Non-material Amendment  
**Proposal:** Non material amendments to planning permission 24/02717/REM for an amend to Condition 1 to include the omitted plans and drawings.  
**Location:** **Land At Spencers Farm Summerleaze Road Maidenhead**  
**Applicant:** Planning Manager - Alex Hales **c/o Agent:** Mr Robert Linnell Savills Wytham Court 11 West Way Botley Oxford Oxfordshire OX2 0QL  
**Decision Type:** Delegated  
**Decision:** Permitted with Conditions **Date of Decision:** 13 June 2025

NYW

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 31st October 2024 **Appn No.:** 24/02620  
**Type:** Full  
**Proposal:** Creation of a Mezzanine floor, use of part of building for creche and café, 1no. air source heat pump with enclosure, automatic doors to the south elevation, alterations to fenestration, PV panels, new terrace, EV charging point, cycle racks and hardstanding.  
**Location:** **Holy Trinity Church Church Road Sunningdale Ascot SL5 0NJ**  
**Applicant:** Rev Jon Hutchinson **c/o Agent:** Mr Mark Goodwill-Hodgson Ltd 1 Highfield Road West Bridgford Nottingham NG2 6DR  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 13 June 2025

DZC

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 19th May 2025 **Appn No.:** 25/00908  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T6) Purple beech - Reduce height of tree by approximately 8m, leaving a final height of 10m. Reduce laterally leaving 3/4m spread. (T9) Purple Beech - Reduce height of tree by approximately 6m, leaving a final height of 18m. Reduce laterally leaving 5m spread. (029/1994/TPO)  
**Location:** **Villiers House London Road Sunningdale Ascot**  
**Applicant:** Mr Chris Hartley **c/o Agent:** Mr Andrew Phipps A Cut Above (Surrey) Ltd Unit 1C Tenacre Farm Stonehill Road Ottershaw Surrey KT16 0AQ  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 19 June 2025

AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 8th April 2025 **Appn No.:** 25/00938  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 8 (External lighting) of planning permission 24/00760/VAR for the Variation (under Section 73) of Condition 11 (Approved Plans) to substitute those plans approved under 23/00906/FULL for a replacement dwelling, new entrance gates and piers following demolition of existing.  
**Location:** **Eastways Titlarks Hill Sunningdale Ascot SL5 0JD**  
**Applicant:** Mr Aziz **c/o Agent:** Mr Warren Joseph Ascot Design Ashurst Manor Ashurst Park Church Lane Sunninghill Ascot SL5 7DD  
**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 19 June 2025

ZP

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 22nd April 2025 **Appn No.:** 25/01034  
**Type:** Full  
**Proposal:** New front entrance with canopy, single storey side extension and solar panels to the rear roof element following the demolition of the existing single storey elements.  
**Location:** **Chishill Dry Arch Road Sunningdale Ascot SL5 0DB**  
**Applicant:** Mr And Mrs Snell **c/o Agent:** Mr Jake Underwood Planning & Building Drawings Ltd 5 Kenmore Close Frimley GU16 7ED  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 16 June 2025

FAC

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 24th April 2025 **Appn No.:** 25/01063  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed detached outbuilding including hardstanding and new trees ancillary to the main dwelling is lawful.  
**Location:** **29 Silwood Road Ascot SL5 0PY**  
**Applicant:** Mr Nigel Street **c/o Agent:** Mr Satish Patel PTP Architects London Ltd 5 Walmer Courtyard 225 Walmer Road Holland Park London W11 4EY  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 19 June 2025

CZB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 28th April 2025 **Appn No.:** 25/01089  
**Type:** Full  
**Proposal:** Alterations to existing roof to include part raising of the ridge, 1no. rear dormer with 2no. Juliet balconies and alterations to fenestration.  
**Location:** **12 Pinecote Drive Sunningdale Ascot SL5 9PS**  
**Applicant:** Raj Adhia **c/o Agent:** Mr Jordan Macann Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 19 June 2025

FAC

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 14th March 2025 **Appn No.:** 25/00640  
**Type:** Non-material Amendment  
**Proposal:** Non material amendments to planning permission 11/02183/FULL to remove Condition 3.  
**Location:** **Maidenhead Waterways From Blackamoor Lane To Green Lane Maidenhead**  
**Applicant:** Mr Richard Davenport  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 18 June 2025

CZP

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 23rd April 2025 **Appn No.:** 25/00957  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed change of use of the existing dwelling house (Use Class C3) to a six person HMO (Use Class C4) with 1no. front rooflight and 1no. rear L shaped dormer is lawful.  
**Location:** **32 Bell Street Maidenhead SL6 1BR**  
**Applicant:** Mr R Athwal **c/o Agent:** Mrs Laura Ashton LAUK Planning Ltd Chiltern House 45 Station Road Henley On Thames Oxfordshire RG9 1AT  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 18 June 2025  
 ZP

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 25th April 2025 **Appn No.:** 25/01065  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed 2no. front rooflights and 1no. rear dormer with Juliet balcony is lawful.  
**Location:** **5 Fairford Road Maidenhead SL6 7AL**  
**Applicant:** Joel Garner **c/o Agent:** Qarib Nazir 397 Reigate Road Epsom Downs KT17 3LU  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 19 June 2025  
 SCS

## Appeal Decision Report

**23 May 2025 - 20 June 2025**

### Windsor and Ascot

**Appeal Ref.:** 25/60010/REF      **Planning Ref.:** 24/00473/FULL      **Plns Ref.:** APP/T0355/W/25/3358615

**Appellant:** Mr K Brook **c/o Agent:** Michaela Mercer Mercer Planning Ltd Castle Hill House 12 Castle Hill Windsor SL4 1PD

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

**Description:** Creation of first floor to existing single storey detached commercial storage building.

**Location:** **34 - 34A St Lukes Road Old Windsor Windsor**

**Appeal Decision:** Dismissed      **Decision Date:** 27 May 2025

**Main Issue:** As requested by the Council, the Inspector did not accept amended plans submitted with the appeal, noting these would have involved significant changes to the proposal and to accept them would be procedurally unfair. Accordingly, the appeal was considered on the basis of the planning application as originally submitted to the Council. In summary, the Inspector agreed with the Council that the resultant building would significantly harm the character and appearance of the area, would harm the amenities of neighbours and would be detrimental to the safety and convenience of highway users.

**Appeal Ref.:** 25/60011/REF      **Planning Ref.:** 24/02284/FULL      **Plns Ref.:** APP/T0355/W/25/3358426

**Appellant:** Lewis Berkeley Property Ltd **c/o Agent:** Mr Martin Gaine Just Planning 42 Hampstead House 176 Finchley Road London NW3 6BT

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

**Description:** 2no. new dwellings with PV panels and new access and 1no. new dropped kerb following demolition of existing building.

**Location:** **Nick Faldo Design Overseas Ltd Faldo Headquarters 19 Russell Street Windsor SL4 1HQ**

**Appeal Decision:** Dismissed      **Decision Date:** 9 June 2025

**Main Issue:** The proposal would significantly harm the character and appearance of the area, including the significance of Alexandra Court, and that it would fail to preserve or enhance the character or appearance of the IWCA, in conflict with BLP Policies HE 1 and QP 3 Part b). Additionally, there would be limited harm as a result of its failure to provide appropriate living conditions for the future occupants, in conflict with BLP Policies QP 3, including its Parts d), l) and o), and IF 2.

There would be a modest public benefit in respect of the scheme's contribution to housing supply, and limited benefits in terms of its accessibility to services which the occupants would be likely to support, the contribution to the local economy, and improvements to adjacent occupiers' living conditions. However, having regard to Framework paragraph 215 the public benefits would not outweigh the harm to the Inner Windsor Conservation Area. Having regard to its part i) and footnote 7, the scheme's conflict with Framework policies which seek to protect designated heritage assets provides a strong reason for refusing the development proposed. The scheme does not therefore benefit from the Framework's presumption in favour of sustainable development.

**Appeal Ref.:** 25/60045/REF      **Planning Ref.:** 24/02615/FULL      **Plns Ref.:** APP/T0355/D/25/3362429

**Appellant:** Mrs A Dhaliwal **c/o Agent:** Mr David Berlouis Cadmonkies Studio ONE 19 Westminster Coft Brackley NN137ED

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

**Description:** Alterations to the existing roof to include raising of the ridge, 1no. rear dormer to accommodate a loft conversion and increasing the height of 1no. existing chimney.

**Location:** **21 Linchfield Road Datchet Slough SL3 9NA**

**Appeal Decision:** Dismissed      **Decision Date:** 6 June 2025

**Main Issue:** The Inspector concluded that the design of the proposal would be contrary to the character and appearance of the local area as a result of the roof and dormer designs, which would be overly dominant and incongruous with surrounding character when viewed from the road. The Inspector also concluded that a bat survey would be necessary in this case and should have been provided.

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