

Planning Applications Decided

Week Ending - 29 August 2025

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 3rd July 2025 **Appn No.:** 25/01126
Type: Full
Proposal: Enlargement and alterations to existing patio, new balustrades, replacement and new steps, 1no. storage block and 1no. outbuilding with terrace above ancillary to the main dwelling following demolition of existing outbuilding.
Location: **4 Sirl Cottages Lower Village Road Ascot SL5 7AU**
Applicant: Mr And Mrs Bartos Piasecki **c/o Agent:** Mr Alexander Scott 23A Straight Road Old Windsor Windsor SL4 2RN
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 28 August 2025
ZP

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 2nd July 2025 **Appn No.:** 25/01688
Type: Full
Proposal: Part single part two storey rear extension and alterations to fenestration.
Location: **19 Sutherland Chase Ascot SL5 8TE**
Applicant: Mrs Rose Hackett **c/o Agent:** Mr Raymond Holden Rjha 6A Station Parade London Road Sunningdale SL5 0EP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 August 2025
AI

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 4th July 2025 **Appn No.:** 25/01703
Type: Full
Proposal: Garage conversion, first floor side extension and alterations to fenestration.
Location: **101B New Road Ascot SL5 8PZ**
Applicant: Ashley Young **c/o Agent:** Mr James Williamson James Williamson Architects 1907 West Marches 2 Victoria Way Woking GU21 6EW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025
ZP

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 4th July 2025 **Appn No.:** 25/01714
Type: Full
Proposal: Single storey side extension, alterations to fenestration and external finish, new steps and decking, following demolition of existing elements.
Location: **Lacuna 1 Fydler's Close Winkfield Windsor SL4 2DY**
Applicant: Mr Compton **c/o Agent:** Collantes The Market Design And Build 320 High Street Harlington Hayes UB3 5DU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 August 2025
SD

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 4th August 2025 **Appn No.:** 25/01988
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful.
Location: **40 Huntsmans Meadow Ascot SL5 7PF**
Applicant: Mr Tommy Wareham-Dart **c/o Agent:** Kimia Benam KB Architects LTD 85 Great Portland Street First Floor London W1W 7LT
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 August 2025

CZB

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 17th July 2025 **Appn No.:** 25/01756
Type: Works To Trees Covered by TPO
Proposal: Beech tree - prune to give up to 3.5m clearance to the main brick elevation of the building, Audrey House, this is back to a point over the internal driveway, 1m east of the kerb nearest the building. (002/1991/TPO)
Location: **Grangewood Place 55 Cookham Road Maidenhead SL6 7EW**
Applicant: Mr Craig Cheyne
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025

HL

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 25th July 2025 **Appn No.:** 25/01844
Type: Full
Proposal: Single storey rear extension following the demolition of the existing conservatory.
Location: **6 Calder Close Maidenhead SL6 7RS**
Applicant: Mr D Flatt **c/o Agent:** Mr Mumtaz Alam MZM Associates 31 Gordon Road Maidenhead SL6 6BR
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025

CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 25th June 2025 **Appn No.:** 25/01605
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding ancillary to the main dwelling is lawful.
Location: **6 Royal Cottages Cookham Dean Maidenhead SL6 9PA**
Applicant: Mr Roger Moore **c/o Agent:** Mr Robert Hillier R.M.Hillier Ltd Little Cedar 12A Chapel Road Flackwell Heath High Wycombe HP10 9AA
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 28 August 2025

AI

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 27th June 2025 **Appn No.:** 25/01646
Type: Listed Building Consent
Proposal: Consent for the removal and replacement of existing roof tiles, roofing felt and battens, repair timbers, wallhead, central turret and 4no. dormers where required to the Dovecote.
Location: **Bisham Abbey Bisham Village Marlow Road Bisham Marlow SL7 1RR**
Applicant: Mr Richard Oxley **c/o Agent:** Mr Richard Oxley Oxley Conservation 8A Friday Street Henley On Thames RG9 1AH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 22 August 2025

JVW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 28th July 2025 **Appn No.:** 25/01923
Type: Works To Trees In Conservation Area
Proposal: (T2) Sycamore - prune to give up to 1.5m clearance to the neighbour's garage at Spindles and up to 1m clearance to the garage at Chiltern Point.
Location: **Chiltern Point Bigfrith Lane Cookham Maidenhead SL6 9PH**
Applicant: Mr Connell **c/o Agent:** Clare Macbeth South Bucks Tree Surgeons Limited Brookfield Barns Manor Road Towersey Thame OX9 3QT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 August 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 14th May 2025 **Appn No.:** 25/01250
Type: Works To Trees In Conservation Area
Proposal: T001 Sycamore - remove the inferior of any crossing/rubbing branches, remove dead branches. T002 Yew - remove dead branches greater than 25mm diameter, remove snapped and crossing branches. T003 Deodar Cedar - remove damaged limb on west side at 6m. T004 Californian redwood - fell. T005 Oak - remove dead branches greater than 25mm diameter. T006 Norway Maple - remove dead branches greater than 25mm diameter. T007 Oak - remove dead branches greater than 25mm diameter.
Location: **Chantry House High Street Bray Maidenhead SL6 2AB**
Applicant: Mr Simon Emanuel **c/o Agent:** Mr Robert Clements Clements Tree Care Ltd 230 Cookham Road Maidenhead SL6 7HL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 August 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 28th May 2025 **Appn No.:** 25/01345
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 SL6 6PQ
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 August 2025

ME

Ward: Bray
Parish: Bray Parish
Appn. Date: 30th June 2025 **Appn No.:** 25/01650
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of Condition 12 (Approved Plans) to substitute those plans approved under 23/02706/FULL for a replacement dwelling with solar PV array on main roof and EV charging point with amended plans.
Location: **Longridge Canon Hill Way Maidenhead SL6 2EX**
Applicant: Mr And Mrs Dixon **c/o Agent:** Mr Stephen Green HollandGreen The Old Grammar School Church Road Thame OX9 3JA
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 26 August 2025

MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 30th June 2025 **Appn No.:** 25/01654
Type: Full
Proposal: Change of use from warehouse to gym.
Location: **Highways Agency Unit 6 Maidenhead Trade Park Priors Way Maidenhead SL6 2GQ**
Applicant: Bhawanjit Khehra **c/o Agent:** Mr Zaeem Chaudhary AC Design Solution Office 301 Belmont Close Belmont Road UB8 1H
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 28 August 2025

DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 1st July 2025 **Appn No.:** 25/01684
Type: Listed Building Consent
Proposal: Consent for timber orangery to replace existing conservatory
Location: **The Old Malt House Dedworth Road Windsor SL4 4LN**
Applicant: Mr And Mrs Pellew **c/o Agent:** Mrs Christine Melody David Salisbury Joinery 65 Pennymoor Drive Middlewich CW10 9QP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 22 August 2025

SCS

Ward: Bray
Parish: Bray Parish
Appn. Date: 2nd July 2025 **Appn No.:** 25/01683
Type: Full
Proposal: Timber orangery to replace existing conservatory
Location: **The Old Malt House Dedworth Road Windsor SL4 4LN**
Applicant: Mr And Mrs Pellew **c/o Agent:** Mrs Christine Melody David Salisbury Joinery 65 Pennymoor Drive Middlewich CW10 9QP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 22 August 2025

SCS

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th July 2025 **Appn No.:** 25/01795
Type: Discharge of Condition
Proposal: Details required by Condition 7 (Contamination) of planning permission 24/02786/FULL for a Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure.
Location: **Land South of Kimbers Lane Maidenhead**
Applicant: Mr Michael Kandi **c/o Agent:** Mrs Tamsin Hebditch KSA Architects Ltd Concept House 35 Kingston Crescent North End Portsmouth PO2 8AA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 August 2025

CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th July 2025 **Appn No.:** 25/01796
Type: Discharge of Condition
Proposal: Details required by Condition 8 (Surface water drainage scheme) of planning permission 24/02786/FULL for a Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure.
Location: **Land South of Kimbers Lane Maidenhead**
Applicant: Mr Michael Kandi **c/o Agent:** Mrs Tamsin Hebditch KSA Architects Ltd Concept House 35 Kingston Crescent North End Portsmouth PO2 8AA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 August 2025

CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th July 2025 **Appn No.:** 25/01797
Type: Discharge of Condition
Proposal: Details required by Condition 18 (Waste and Material Management Strategy) of planning permission 24/02786/FULL for a Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure.
Location: **Land South of Kimbers Lane Maidenhead**
Applicant: Mr Michael Kandi **c/o Agent:** Mrs Tamsin Hebditch KSA Architects Ltd Concept House 35 Kingston Crescent North End Portsmouth PO2 8AA
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 August 2025

CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th July 2025 **Appn No.:** 25/01798
Type: Discharge of Condition
Proposal: Details required by Condition 19 (LEMP) of planning permission 24/02786/FULL for a Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure.
Location: **Land South of Kimbers Lane Maidenhead**
Applicant: Mr Michael Kandi **c/o Agent:** Mrs Tamsin Hebditch KSA Architects Ltd Concept House 35 Kingston Crescent North End Portsmouth PO2 8AA
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 August 2025

CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th July 2025 **Appn No.:** 25/01800
Type: Discharge of Condition
Proposal: Details required by Condition 22 (Construction methods) of planning permission 24/02786/FULL for a Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure.
Location: **Land South of Kimbers Lane Maidenhead**
Applicant: Mr Michael Kandi **c/o Agent:** Mrs Tamsin Hebditch KSA Architects Ltd Concept House 35 Kingston Crescent North End Portsmouth PO2 8AA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 August 2025

CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th July 2025 **Appn No.:** 25/01801
Type: Discharge of Condition
Proposal: Details required by Condition 9 (Plan and compliance statement) of planning permission 24/02786/FULL for a Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure.
Location: **Land South of Kimbers Lane Maidenhead**
Applicant: Mr Michael Kandi **c/o Agent:** Mrs Tamsin Hebditch KSA Architects Ltd Concept House 35 Kingston Crescent North End Portsmouth PO2 8AA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 August 2025

CZP

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 2nd July 2025 **Appn No.:** 25/01676
Type: Works To Trees In Conservation Area
Proposal: (T1) Holly - to remove straggly holly branches to the right hand side overhanging the laurel hedge (as shown by red line on photo).
Location: **1 Bishop Court Maidenhead SL6 4EX**
Applicant: Mrs Margarita Anderson
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 August 2025

HL

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 1st July 2025 **Appn No.:** 25/01077
Type: Full
Proposal: 1no. dropped kerb.
Location: **29 Duncroft Windsor SL4 4HH**
Applicant: Xuran Li
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 26 August 2025

SD

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 11th July 2025 **Appn No.:** 25/01770
Type: Advertisement
Proposal: Consent for the erection of hoardings, associated with the redevelopment of the site.
Location: **Grasmere Broadleys Hale And Winwood And Land At Sawyers Close Windsor**
Applicant: **c/o Agent:** Mr Michael O'Driscoll Savills 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025

DZC

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 8th August 2025 **Appn No.:** 25/02028
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/00734/VAR for louvres on windows of Block B2 within Plot B and Block 2 within Block D.
Location: **Grasmere Broadleys Hale And Winwood And Land At Sawyers Close Windsor**
Applicant: Abri Group **c/o Agent:** Mr Gregory Evans Savills 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Permitted with Conditions **Date of Decision:** 28 August 2025

CZP

Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 7th February 2025 **Appn No.:** 25/00285
Type: Discharge of Condition
Proposal: Details required by Condition 21 Part A only (Surface water drainage) of planning permission 24/01087/VAR (as amended via 25/01165/NMA) (original application 22/01354/OUT) for access only to be considered at this stage with all other matters to be reserved for the construction of up to x320 new homes, land for a Special Educational Needs (SEN) school, a multi-functional community building alongside an area of strategic open space including play spaces and orchard planting together with associated landscaping, car parking, footpath/cycle connections and vehicular access on to Dedworth Road, following demolition of existing structures.
Location: **Land Bounded By Willow Path And The Limes And Windsor Road And Dedworth Road And Oakley Green Road Oakley Green Windsor**
Applicant: Caroline Belmont **c/o Agent:** Fiona Duffy Boyer Planning 120 Bermondsey Street London SE1 3TX
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 August 2025

NYW

Ward:	Clewer And Dedworth West		
Parish:	Windsor Unparished		
Appn. Date:	4th July 2025	Appn No.:	25/01677
Type:	Full		
Proposal:	Garage conversion including new roof, single storey rear extension, first floor side extension and alterations to fenestration and widening of the existing access and dropped kerb.		
Location:	331 Maidenhead Road Windsor SL4 5SE		
Applicant:	Mr And Mrs Robert And Jennifer Weaver c/o Agent: Ellen Cullen Fluent ADS Ltd Elmbrook House 18-19 Station Road Sunbury On Thames TW16 6SB		
Decision Type:	Delegated		
Decision:	Application Permitted	Date of Decision:	27 August 2025
FAC			
Ward:	Clewer And Dedworth West		
Parish:	Windsor Unparished		
Appn. Date:	3rd July 2025	Appn No.:	25/01700
Type:	Full		
Proposal:	Single storey front extension, new front canopy, single storey side infill extension with garage conversion and new roof, single storey rear extension and alterations to fenestration, following demolition of existing elements.		
Location:	3 Withey Close Windsor SL4 5QX		
Applicant:	Benjamin And Shirani Meyer c/o Agent: Ellen Cullen Fluent ADS Ltd Elmbrook House 18-19 Station Road Sunbury On Thames TW16 6SB		
Decision Type:	Delegated		
Decision:	Application Permitted	Date of Decision:	27 August 2025
DBL			
Ward:	Clewer And Dedworth West		
Parish:	Bray Parish		
Appn. Date:	21st July 2025	Appn No.:	25/01722
Type:	Works To Trees Covered by TPO		
Proposal:	Sycamore - prune to give up to 1.5m clearance to the park homes (buildings) at 2 Centre Square and 5 The Paddock; prune to give up to 0.5m clearance to the overhead wires, retaining any branches with a basal branch diameter greater than 5cm. (017/1993/TPO)		
Location:	The Paddock Willows Riverside Park Windsor SL4 5UU		
Applicant:	Mrs Heather Kempton		
Decision Type:	Delegated		
Decision:	Application Permitted	Date of Decision:	22 August 2025
HL			
Ward:	Clewer East		
Parish:	Windsor Unparished		
Appn. Date:	2nd July 2025	Appn No.:	25/01692
Type:	Full		
Proposal:	Single storey side/front extension, single storey rear extension, part raising of the ridge, 2no. front dormers, 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 And Mrs C Read c/o Agent: Mr Robert Williams Williams Design And Development Ltd 4 St Johns Drive Windsor SL4 3RA		
Decision Type:	Delegated		
Decision:	Application Permitted	Date of Decision:	26 August 2025
FAC			
Ward:	Datchet Horton And Wraysbury		
Parish:	Datchet Parish		
Appn. Date:	20th May 2025	Appn No.:	25/01306
Type:	Full		
Proposal:	Installation of vent to side elevation		
Location:	6C Buccleuch Road Datchet Slough SL3 9BP		
Applicant:	Alan Pierson c/o Agent: Mr Mark Mirams Studio Charrette 50 Grosvenor Hill London W1K 3QT		
Decision Type:	Delegated		
Decision:	Application Permitted	Date of Decision:	29 August 2025
FAC			

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 2nd July 2025 **Appn No.:** 25/01695
Type: Full
Proposal: 1no. rear dormer following demolition of existing rear dormers.
Location: **75 Ouseley Road Wraysbury Staines TW19 5JJ**
Applicant: Mr Paul Bryant **c/o Agent:** Mrs Hina Siddiqui Re-Draw 135 Coppermill Road Wraysbury Staines Upon Thames TW19 5NX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 26 August 2025

DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 27th June 2025 **Appn No.:** 25/01569
Type: Full
Proposal: External works including the full replacement of the existing shopfronts along both street facing elevations, painting of the exterior of the building, and the replacement of external air conditioning units, alongside internal works to facilitate the conversion of building for use as a cafe.
Location: **Ernest Jones 1 King Edward Court Windsor SL4 1TF**
Applicant: Mr Atif Hamid **c/o Agent:** Miss Natalie Weavers Natalie Weavers Interiors Ltd 16A Cardigan Road Richmond Upon Thames London TW10 6BJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 22 August 2025

DBL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 16th July 2025 **Appn No.:** 25/01809
Type: Discharge of Condition
Proposal: Details required by Condition 17 (Bat licence) of planning permission 24/00456/FULL for the Part demolition of existing elements, single storey extension with plant room to North West elevation, replacement external fire escape to South West elevation, single storey extension to North East / South East elevation, new balcony on North East elevation, three storey extension to South East elevation with replacement main entrance, alterations to fenestration, enlargement of existing patio, new cycle store and associated works.
Location: **Cotton Hall House Eton College Eton Wick Road Eton Windsor SL4 6HA**
Applicant: Eton College **c/o Agent:** Mr Ben Tattersall Savills 33 Margaret Street Marylebone London W1G 0JD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 26 August 2025

ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 22nd July 2025 **Appn No.:** 25/01811
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Acoustic Insulation) of planning permission 24/01194/CLAMA for a prior approval for the change of use from office building (Class E) to residential (Class C3) for 1no. dwelling.
Location: **6 Sheet Street Windsor SL4 1BG**
Applicant: Mr Malcom Monks **c/o Agent:** Mr Edward Milbourn EMPlans 11Gorringeroad Salisbury Wiltshire SP2 7HZ
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 26 August 2025

TWH

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 25th July 2025 **Appn No.:** 25/01905
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Methodology) of listed building consent 25/01239/LBC for Consent for the temporary removal of Fellow's Garden gate, brickwork and railings.
Location: **The Cloisters Eton College Slough Road Eton Windsor SL4 6DL**
Applicant: Ms Samantha Brash **c/o Agent:** Miss Camila Oliveira Martin Ashley Architects 745, 7th Floor Regal House 70 London Road Twickenham TW1 3QS
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 26 August 2025

TWH

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 7th July 2025 **Appn No.:** 25/01727
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension and alterations to fenestration following demolition of existing rear element is lawful.
Location: **61B Switchback Road South Maidenhead SL6 7QF**
Applicant: Michela And Giuseppe Pinchi And Sarno **c/o Agent:** Anne Owen Anne Owen Architects Ltd 24 Springfield Park Twyford Reading RG10 9JH
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 29 August 2025

SD

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 2nd July 2025 **Appn No.:** 25/01599
Type: Outline
Proposal: Outline application with all matters reserved for 1no. single dwelling.
Location: **Land South of Weycock Cottage Milley Road Waltham St Lawrence Reading**
Applicant: Petru Mereacre **c/o Agent:** Sarah Knaggs 2 Little Thames Walk London SE8 3FB
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 August 2025

MZV

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 26th June 2025 **Appn No.:** 25/01641
Type: Listed Building Consent
Proposal: Consent to retain the removal of 1no. internal wall, installation of 1no. log burner and flue and replacement French doors to rear elevation.
Location: **Court Barn 1 Heywood Farm Barns Waltham Road Maidenhead SL6 3LL**
Applicant: Mrs Fiona Edwards **c/o Agent:** Ms Claire Truman Heritage Revival Markham House 20 Broad Street Wokingham Berkshire RG41 1AH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025

DPK

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 21st July 2025 **Appn No.:** 25/01863
Type: Works To Trees In Conservation Area
Proposal: (1) Holm oak - prune to provide up to 4m clearance over the neighbours driveway, prune to give 3m clearance over the garden (primary branches to be retained) and crown thin by up to 15% concentrating on any duplicated and weak branches which have formed from the points of previous reduction. (3) Multi-stemmed evergreen tree - crown reduce by up to 1m or fell.
Location: **Holly Cottage Halls Lane Waltham St Lawrence Reading RG10 0JB**
Applicant: Mr Stuart Carter
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 26 August 2025

HL

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 29th July 2025 **Appn No.:** 25/01930
Type: Works To Trees In Conservation Area
Proposal: (T1, T2, T3 and T4) Apple trees and (T5) Willow - Repollard
Location: **Tythecote Manor High Street Hurley Maidenhead SL6 5NB**
Applicant: Mr Luke Burnage **c/o Agent:** Mr Luke Burnage Riverside Tree Care 14 Cleveland Close Maidenhead SL6 1XE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025

HL

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 12th June 2025 **Appn No.:** 25/01514
Type: Full
Proposal: Single storey side/rear extension following demolition of existing elements.
Location: **13 Hare Shoots Maidenhead SL6 2SE**
Applicant: J Raja **c/o Agent:** Prabh Singh The Future Works 2 Brunel Way Slough SL1 1FQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 August 2025

RVS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 27th June 2025 **Appn No.:** 25/01658
Type: Full
Proposal: Single storey front extension with canopy and new steps, two storey side/rear extension, 1no. rear dormer, raising of the eaves and ridge, new roof, enlargement of patio and alterations to fenestration.
Location: **18 Cannock Close Maidenhead SL6 1XB**
Applicant: Mr Daniel Brito **c/o Agent:** Ms Jamie Lei Adara The Old House Totteridge Green London N20 8PA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 22 August 2025

RVS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 14th August 2025 **Appn No.:** 25/01963
Type: Legal Agreement - Modification/Discharge
Proposal: Section 106 - Travel Plan in accordance with the Fifth Schedule in regards to planning permission 22/01391/FULL.
Location: **Mattel House Vanwall Road Maidenhead**
Applicant: Nieve Greene
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025

CZP

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 3rd July 2025 **Appn No.:** 25/01720
Type: Cert of Lawfulness of Proposed Use
Proposal: Certificate of lawfulness to determine whether a private hire operators licence for taxi services is lawful.
Location: **Guevara Ink 159 St Leonards Road Windsor SL4 3DW**
Applicant: Mr Jeevan Singh
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 August 2025

SD

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 16th May 2025 **Appn No.:** 25/01207
Type: Full
Proposal: 1 no. side canopy, single storey side extension, single storey rear extension, hip to gable roof alteration, 1 no. front dormer, 1 no. rear dormer and alterations to fenestration including 1 no. front rooflight.
Location: **13 Kenwood Close Maidenhead SL6 5AL**
Applicant: Mr S Middle **c/o Agent:** Mr Niles Joyce Creative Design And Structure Ltd Unit 1 Henson House Newtown Road Henley-on-Thames RG9 1HG
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 28 August 2025
RVS

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 15th July 2025 **Appn No.:** 25/01792
Type: Full
Proposal: Two storey side extension with 1no. front dormer, part single part two storey side/rear extension and the demolition of the existing elements.
Location: **36A Havelock Road Maidenhead SL6 5BJ**
Applicant: Mr And Mrs Simon Nicholas And Ruth Ann Jones **c/o Agent:** Mrs Anjali Gupta AG Architecture Studio Room 8 Suffolk House 54-55 The Green Wooburn Green High Wycombe HP10 0EU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025
CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 18th July 2025 **Appn No.:** 25/01828
Type: Full
Proposal: Replacement outbuilding ancillary to the main dwelling.
Location: **5 Laggan Road Maidenhead SL6 7JY**
Applicant: Mr Majid Khan **c/o Agent:** Mr Ehsan UL-HAQ ArchiGrace Limited 4 Hurstfield Drive Taplow Maidenhead SL6 0PF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025
CZB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 28th May 2025 **Appn No.:** 25/01356
Type: Works To Trees Covered by TPO
Proposal: (B) Beech - crown lift regrowth by no more than 1m to leave a height above ground level of 10m. (001/1978/TPO).
Location: **Woodpeckers Chanctonbury Drive Ascot SL5 9PT**
Applicant: Mr Michael Clarke
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 August 2025
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 30th June 2025 **Appn No.:** 25/01448
Type: Full
Proposal: 1no. detached garage with canopy (retrospective).
Location: **Woodlands Sunning Avenue Sunningdale Ascot SL5 9PW**
Applicant: Mr And Mrs Pargat Sidhu **c/o Agent:** Mr. N Sherbaz MERCO 7A Castle Street High Wycombe HP13 6RZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 22 August 2025
SD

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 4th July 2025 **Appn No.:** 25/01716
Type: Discharge of Condition
Proposal: Details required by Conditions 3 (Materials), 5 (ASHP), 6 (PV Panels), 7 (SUDs), 10 (Bicycle storage), 11 (Bin storage), 15 (CEMP Biodiversity), 16 (Biodiversity enhancement), 17 (External lighting), 18 (Landscaping), 19 (Boundary treatment), 20 (BNG plan and metric) and 21 (Obscure glazing) of planning permission 23/01219/FULL for 1no. detached dwelling.
Location: **Land At 21 And 24 Greenways Drive Sunningdale Ascot**
Applicant: Mr D Kelly **c/o Agent:** Mr Jason O'Donnell Arktec Ltd Lodge Farm Barn Elvetham Park Estate Fleet Road Hartley Wintney RG27 8AS
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 29 August 2025

TWH

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 29th May 2025 **Appn No.:** 25/01342
Type: Full
Proposal: Change of use from Class C3 dwelling house to Class C2 residential institution, as an annexe to the existing Normanhurst Care Home (26 High Town Road).
Location: **26 - 28 High Town Road Maidenhead**
Applicant: Mr Adam Heeroo
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2025

DPK

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 3rd July 2025 **Appn No.:** 25/01711
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use of the ground floor and part of the first floor from Commercial, Business and Service (Use Class E) to create 5no. dwellings (Use Class C3).
Location: **55 To 57 Moorbridge Road Maidenhead**
Applicant: Moorbridge House Limited **c/o Agent:** Mrs Laura Ashton LAUK Planning Ltd Chiltern House 45 Station Road Henley On Thames RG9 1AT
Decision Type: Delegated
Decision: Prior Approval Required and Refused **Date of Decision:** 27 August 2025

CZB

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 25th July 2025 **Appn No.:** 25/01824
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 5m in depth, 4m high with an eaves height of 3m.
Location: **3 Oldacres Maidenhead SL6 1XH**
Applicant: Mr Nagasundar Mathur **c/o Agent:** Mr Kaleem Janjua M C S Design Architectural Services Rivendell 8A Priory Lane Warfield Bracknell RG42 2JU
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 August 2025

DJ

Appeal Decision Report

21 June 2025 - 27 August 2025

Windsor and Ascot

Appeal Ref.: 24/60058/ENF **Enforcement Ref.:** 23/50001/ENF **Plns Ref.:** APP/T0355/C/24/3340649

Appellant: Surinder Singh Hayer 1 Courtlands Avenue, Langley, Slough, Berkshire SL3 7LD

Decision Type: **Officer Recommendation:**

Description: Appeal against Use of the land for airport parking without p.p. works to listed building, without consent. erection of buildings without p.p.

Location: **The Crown Horton Road Horton Slough SL3 9NU**

Appeal Decision: Upheld and Varied **Decision Date:** 20 August 2025

Main Issue: Ground (a) no fee received. Ground (f) use has ceased Ground (g) irrelevant as use has ceased

Appeal Ref.: 24/60142/REF **Planning Ref.:** 24/01068/FULL **Plns Ref.:** APP/T0355/W/24/3354905

Appellant: Ms Sophia Debray **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle GU34 4NB

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

Description: Construction of 6 no. apartments and car barn following demolition of the existing dwelling and outbuildings.

Location: **Tiverton The Spinney Sunningdale Ascot SL5 0AS**

Appeal Decision: Dismissed **Decision Date:** 4 July 2025

Main Issue: The appeal has been dismissed for the following reasons: Character and appearance - The proposal for six flats with associated car parking would be out of keeping with the character and appearance of The Spinney and detrimental to the current quiet and low-density housing on the road. The level of car parking and vehicle movements would result in the building appearing as a block of flats rather than as a single dwelling. Proposal would have a harmful effect on the character and appearance of the area, contrary to BLP policy QP3 and Neighbourhood Plan policies H2, DG1, DG2 and DG3. Effect of Trees - the proposal includes two parking spaces within the root protection area of a TPO tree and has the potential to adversely affect the tree, contrary to BLP policy NR3. Effect on Special Protection Area - the proposal results in a net increase in residential accommodation which could result in adverse effects upon the integrity of the SPA. The harm to the SPA would not be mitigated due to the lack of a completed S106 agreement. The harm is significant and would not be outweighed by the public benefits. This provides a strong reason for refusing the proposal and the presumption in favour of sustainable development would not apply in this case. The benefits of the scheme merit limited weight and this would be outweighed by the harm and policy conflict which are given substantial weight.

Appeal Ref.: 24/60144/REF **Planning Ref.:** 24/01726/FULL **Plns Ref.:** APP/T0355/D/24/3355179

Appellant: Mr Pardeep Randhawa **c/o Agent:** Mr Jeff Gillett The Gillett Macleod Partnership 1 High Road Old Eastcote Pinner HA5 2EW

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

Description: Part single, part two storey, part first floor rear extension and alterations to fenestration.

Location: 42 Welley Road Wraysbury Staines TW19 5DJ

Appeal Decision: Dismissed **Decision Date:** 8 August 2025

Main Issue:

Appeal Ref.: 24/60150/REF **Planning Ref.:** 24/01938/FULL **Plns Ref.:** APP/T0355/W/24/3356432

Appellant: Mr Legg **c/o Agent:** Other ET Planning Office 200 Dukes Ride CROWTHORNE RG45 6DS

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

Description: Single storey extension to east elevation, alterations to fenestration, new solar panels and 1no. detached car port.

Location: Ye Olde Cottage Oakley Green Road Oakley Green Windsor SL4 4PZ

Appeal Decision: Dismissed **Decision Date:** 4 July 2025

Main Issue: The Inspector dismissed both appeals concerning Ye Olde Cottage, a Grade II listed building, on the grounds that the proposed rear extension and internal alterations would cause less than substantial but nonetheless significant harm to the building's historic and architectural interest. The extension was found to be overly dominant, unsympathetic in design and materials, and would obscure important historic features, including the rear elevation and internal layout. Insufficient detail was provided on key elements such as the glazed link, internal works, and service routing, raising concerns about potential loss of historic fabric. While the proposal offered some public benefits such as economic investment, housing improvements, and environmental gains, these were not considered sufficient to outweigh the heritage harm. The scheme was found to conflict with national and local heritage policies, and the Inspector concluded that the building's preservation could not be assured through conditions or outweighed by the benefits presented.

Appeal Ref.: 24/60151/REF **Planning Ref.:** 24/01939/LBC **Plns Ref.:** APP/T0355/W/24/3356432

Appellant: Mr Legg Pure Development C/o Heritage Fusion 282 Farnborough Rd GU14 7LZ

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

Description: Consent for single storey extension to east elevation, internal alterations including a replacement staircase, alterations to fenestration to include refurbishment of existing door and windows, new doors to east and south elevation, new rooflights and new doors to south elevation and new solar panels and 1 no. detached car port.

Location: Ye Olde Cottage Oakley Green Road Oakley Green Windsor SL4 4PZ

Appeal Decision: Dismissed **Decision Date:** 4 July 2025

Main Issue: The Inspector dismissed both appeals concerning Ye Olde Cottage, a Grade II listed building, on the grounds that the proposed rear extension and internal alterations would cause less than substantial but nonetheless significant harm to the building's historic and architectural interest. The extension was found to be overly dominant, unsympathetic in design and materials, and would obscure important historic features, including the rear elevation and internal layout. Insufficient detail was provided on key elements such as the glazed link, internal works, and service routing, raising concerns about potential loss of historic fabric. While the proposal offered some public benefits such as economic investment, housing improvements, and environmental gains, these were not considered sufficient to outweigh the heritage harm. The scheme was found to conflict with national and local heritage policies, and the Inspector concluded that the building's preservation could not be assured through conditions or outweighed by the benefits presented.

Appeal Ref.: 25/60001/REF **Planning Ref.:** 24/01524/FULL **Plns Ref.:** APP/T0355/W/24/3352208

Appellant: Jess Aldridge **c/o Agent:** Mr Peter Smith PJSA Ltd The Old Place Lock Path Dorney Windsor SL4 6QQ

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

Description: 1no. new dwelling with associated parking, landscaping, new boundary treatment and the reinstatement of a dropped kerb.

Location: **Land At Blacknest Pumping Station London Road Sunninghill Ascot**

Appeal Decision: Dismissed **Decision Date:** 19 August 2025

Main Issue:

Appeal Ref.: 25/60016/ENF **Enforcement Ref.:** 23/50001/ENF **Plns Ref.:** APP/T0355/C/24/3354331

Appellant: Surinder Singh Hayer 1 Courtlands Avenue, Langley, Slough, Berkshire SL3 7LD

Decision Type: **Officer Recommendation:**

Description: Appeal against: THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without planning permission, the erection of two buildings with associated hardsurfacing and fencing.

Location: **The Crown Horton Road Horton Slough SL3 9NU**

Appeal Decision: Quashed **Decision Date:** 20 August 2025

Main Issue: The |Inspector considered that the development complied with Local Plan policies.

Appeal Ref.: 25/60017/ENF **Enforcement Ref.:** 23/50001/ENF **Plns Ref.:** APP/T0355/F/24/3354374

Appellant: Surinder Singh Hayer 1 Courtlands Avenue, Langley, Slough, Berkshire SL3 7LD

Decision Type: **Officer Recommendation:**

Description: Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without listed building consent, the removal of part of a wall on the rear elevation of the barn to form a new opening for a door, with associated external steps; the replacing of a small barn door with a window in the side elevation; and the removal of part of a wall to form a new opening for a window also in the side elevation.

Location: **The Crown Horton Road Horton Slough SL3 9NU**

Appeal Decision: Upheld and Varied **Decision Date:** 20 August 2025

Main Issue:

Appeal Ref.: 25/60020/ENF **Enforcement Ref.:** 23/50001/ENF **Plns Ref.:** APP/T0355/C/24/3354662

Appellant: Surinder Singh Hayer 1 Courtlands Avenue, Langley, Slough, Berkshire SL3 7LD

Decision Type: **Officer Recommendation:**

Description: Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL "Without planning permission, the removal of part of a wall on the rear elevation of the barn to form a new opening for a door, with associated external steps; the replacing of a small barn door with a window in the side elevation; and the removal of part of a wall to form a new opening for a window also in the side elevation

Location: **The Crown Horton Road Horton Slough SL3 9NU**

Appeal Decision: Quashed **Decision Date:** 20 August 2025

Main Issue: The Inspector considered this notice to duplicate the Listed Building Enforcement Notice and therefore made the decision under the appeal against the Listed Building Enforcement appeal.

Appeal Ref.: 25/60037/REF **Planning Ref.:** 24/01690/FULL **Plns Ref.:** APP/T0355/W/25/3360734

Appellant: Mr Bhupinder Singh Mann **c/o Agent:** Mr Stephen Connell Bedford I-Lab Stannard Way, Priory Business Park Bedford Bedfordshire MK44 3RZ

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

Description: Construction of 2no. dwellings, cycle storage and a new drop kerb following the demolition of the existing dwelling.

Location: **21 Coppermill Road Wraysbury Staines TW19 5NU**

Appeal Decision: Dismissed **Decision Date:** 19 August 2025

Main Issue:

Appeal Ref.: 25/60058/ENF **Enforcement Ref.:** 23/50149/ENF **Plns Ref.:** APP/T0355/C/25/3364138

Appellant: Mr Chakri Nampallu 4 Castle Avenue Datchet Slough SL3 9BA

Decision Type: No Further Action **Officer Recommendation:** No Further Action

Description: Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without planning permission, the erection of a single storey front extension and single storey rear extension with integral decking boards.

Location: **4 Castle Avenue Datchet Slough SL3 9BA**

Appeal Decision: Upheld and Varied **Decision Date:** 12 August 2025

Main Issue:

Appeal Ref.: 25/60063/REF **Planning Ref.:** 24/03130/FULL **Plns Ref.:** APP/T0355/D/25/3365330

Appellant: Mr & Mrs S Wiggins 1 Longbourn Windsor SL4 3TN

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

Description: Partial garage conversion, single storey side/rear extension, 1no.front dormer to the existing first floor roof to provide habitable accommodation within the roofspace and alterations to fenestration.

Location: **1 Longbourn Windsor SL4 3TN**

Appeal Decision: Dismissed **Decision Date:** 2 July 2025

Main Issue: The loss of symmetry and balance created by the matching original design would be negatively perceived from the road and green space. The proposal would fail to comply with design principles B & E of Local Plan Policy QP3 and principles 10.1.1; 10.4.2 & 10.5.1 of the SPD. The proposal would also conflict with Government policy in Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework revised December 2024.

Appeal Ref.: 25/60066/REF **Planning Ref.:** 25/00438/FULL **Plns Ref.:** APP/T0355/D/25/3367054

Appellant: Mr Martin Booth **c/o Agent:** Ms Tegwynne Goldthorpe 20 Hamhaugh Island Shepperton TW17 9LP

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

Description: Single storey side extension, creation of a first floor with balcony, raising of the ridge and new roof, new raised decking, glass balustrades, steps, flood openings to the existing rear decking, alterations to the external finish and fenestration and a new detached garage with habitable accommodation above following the demolition of the existing detached garage.

Location: **38A Old Ferry Drive Wraysbury Staines TW19 5JT**

Appeal Decision: Dismissed **Decision Date:** 30 June 2025

Main Issue: The proposals would not accord with all parts of the design guidance in the Borough's Design Guide, and in particular the principles that householder developments for extensions should be subservient and in keeping with the existing dwelling. However, in the particular circumstances of this case, this would not, by itself, justify withholding planning permission. The proposed development would respect the character and appearance of the local area. There would be no conflict with Local or Neighbourhood Plan Policies or the Framework, all of which, amongst other matters, seek a high quality of design which respects the local context. The vertical walls and flat roof would lead to a materially taller elevation facing towards the whole of the side of No 38 resulting in a much bulkier and overwhelming mass of built development facing onto the side of No 38. This would be overbearing and result in a material loss of outlook for the neighbours, from their side facing window. There is no technical information regarding the effect on daylight and sunlight but taking account of the increased height and massing of the proposal as well as the orientation with No 38, there would be an unacceptable impact on daylight and sunlight to some of the rooms in No 38 facing towards the appeal property. The proposal would have an unacceptable impact on the living conditions of the neighbours at No 38, with particular regard to loss of outlook and daylight and sunlight.
