

## Planning Applications Received

**Weekly List No.: 39.**  
**26 September 2025**

The applications listed below have been RECEIVED by the Council, further details of which can be found at [Find a planning application | Royal Borough of Windsor and Maidenhead](#)

For the rural areas of the Borough: listed alphabetically by the parish in which the application site is located. Followed by the towns of Maidenhead and Windsor listed alphabetically by the ward in which the application site is located

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 16th September 2025 **Appn No.:** 25/02411  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 3 (bicycle parking), 4 (Refuse and recycling storage) and 5 (Acoustics) of planning permission 25/01177/CLAMA for a Prior approval for the change of use from office (Class E) to residential dwelling (Class C3).  
**Location:** **Sunningdale Property Lawyers 13 Hermitage Parade High Street Ascot SL5 7HE**  
**Applicant:** G2P Property Ltd **c/o Agent:** Mr Tony Grover BDS Surveyors Limited PO Box 3303 Reading RG1 9SZ  
**Determination Date:** 11 November 2025  
 TWH

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02433  
**Type:** Full  
**Proposal:** Single storey outbuilding for use as office (Part-retrospective)  
**Location:** **London Road Dental Practice 13 London Road Ascot SL5 7EN**  
**Applicant:** Mr D Barot **c/o Agent:** Ms Irum Khan-Williams IQ Planning And Heritage Consultants The Beehive Beehive Ring Road Crawley Gatwick West Sussex RH6 0PA  
**Determination Date:** 12 November 2025  
 ZP

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 24th September 2025 **Appn No.:** 25/02437  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Beech - Crown reduce leaving approximately 22m height and 12-13m spread (as shown). (T2) Sweet Gum - Reduce southern low branch approximately 5m to appropriate growth point and provide clearance from highway and telephone cables. Reduce to provide approximately 18m height and 10m spread (as shown). (T3) Beech - Install bracing to southern scaffold branch and west scaffold branch circa 15m high in crown. Reduce to approximately 24m height and 14m spread (as shown). (T4) Beech - Install bracing to west scaffold branch circa 15m high in crown. Reduce to approximately 24m height and 14m spread (as shown). (T5) Beech - Fell, grind and replant. (T6) Beech - Install bracing circa 15m high in crown. Reduce to 22m height and 15m spread (as shown). (034/2007/TPO)  
**Location:** **Hare House Horse Gate Ride Ascot SL5 9LS**  
**Applicant:** Mr Charlie Johnson **c/o Agent:** Mr Charles Johnson Johnsons Tree Surgery 15 Priors Way Datchet Berkshire SL3 9JQ  
**Determination Date:** 19 November 2025

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02457  
**Type:** Prior Approval Class MA  
**Proposal:** Prior approval for the change of use of the first and second floors from office (Class E) to residential (C3) for 32 no. units.  
**Location:** **Berkshire House 39 - 51 High Street Ascot SL5 7HY**  
**Applicant:** Threadneedle Property Unit Trust **c/o Agent:** Mr Chris Moore Savills (UK) Limited 33 Margaret Street London E17 5EJ  
**Determination Date:** 14 November 2025

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 25th September 2025 **Appn No.:** 25/02498  
**Type:** Works To Trees Covered by TPO  
**Proposal:** Oak - crown reduction to leave a height of 15m and a spread of 10m and Silver Birch - crown reduction to leave a height of 15m and a spread of 8m.(002/1990/TPO).  
**Location:** **51 Hurstwood Ascot SL5 9SP**  
**Applicant:** Mr Iain Bannerman  
**Determination Date:** 20 November 2025

**Ward:** Belmont  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 16th September 2025 **Appn No.:** 25/02407  
**Type:** Full  
**Proposal:** Two storey side extension to existing dwelling.  
**Location:** **89 Derwent Drive Maidenhead SL6 6LE**  
**Applicant:** Andrew Hockly  
**Determination Date:** 11 November 2025

RVS

**Ward:** Belmont  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02441  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Walnut - Crown lift southern side to 5.2m and deadwood (061/2004/TPO)  
**Location:** **Larkfield 19 College Avenue Maidenhead SL6 6AR**  
**Applicant:** Mrs Heron **c/o Agent:** Rebecca Watts R Watts & Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ  
**Determination Date:** 12 November 2025

HL

**Ward:** Bisham And Cookham  
**Parish:** Bisham Parish  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02401  
**Type:** Full  
**Proposal:** New roof, front porch infill, single storey rear extension, first floor rear extension and alterations to fenestration, following demolition of existing elements  
**Location:** **High Oaks East Paddock Cookham Maidenhead SL6 9UP**  
**Applicant:** Mr Stephen Cooke **c/o Agent:** Miss Donohue Ashton Architecture Ltd 503 Cocoa Studios The Biscuit Factory Drummond Road London SE16 4DG  
**Determination Date:** 17 November 2025

RVS

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02432  
**Type:** Works To Trees In Conservation Area  
**Proposal:** G1 - x2 Sycamore and x1 Elm - prune back to boundary fence line as possible whilst keeping canopies in good shape, as per photograph.  
**Location:** **5 Albion Cottages Church Road Cookham Dean Maidenhead SL6 9PE**  
**Applicant:** Joanne Byfleet **c/o Agent:** Jon Simmons JS Arborcraft Ltd 39 Dunwood Court Boyn Valley Road Maidenhead SL6 4JE  
**Determination Date:** 29 October 2025  
 HL

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02443  
**Type:** Works To Trees In Conservation Area  
**Proposal:** Conifers - Reduce (as shown)  
**Location:** **2 Lea View Cottages Dean Lane Cookham Maidenhead SL6 9AJ**  
**Applicant:** Clare Parks  
**Determination Date:** 3 November 2025  
 HL

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02107  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T1 - Conifer - Reduce height by 3m, T2 - Sycamore - Reduce 1 x low branch growing over driveway, T3 - Sweet Chestnut - Remove epicormic growth around stem to crown break and over driveway, T4 - Sycamore - Remove low growth around stem on driveway side, Reduce canopy growing towards neighbours house to give 2m clearance, T5 - London plane - Prune to give 2m clearance to neighbouring house, T6 - Arbutus - Prune to give 0.5m clearance to phone line.  
**Location:** **Trais Fluors Brayfield Road Bray Maidenhead SL6 2BW**  
**Applicant:** Sandra Pickering **c/o Agent:** Jon Simmons JS Arborcraft Ltd 39 Dunwood Court Boyn Valley Road Maidenhead SL6 4JE  
**Determination Date:** 3 November 2025  
 AYB

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02121  
**Type:** Non-material Amendment  
**Proposal:** Non material amendments to planning permission 23/01233/FULL for the replacement of 2no. front dormers with 2no. front rooflights and internal reconfiguration.  
**Location:** **Delmere Moneyrow Green Holyport Maidenhead SL6 2NA**  
**Applicant:** Mr Richard Dmoch **c/o Agent:** Mr Richard Woods Woods Home Design Ltd 111 Grange Road Guildford GU2 9QD  
**Determination Date:** 21 October 2025  
 DPK

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02345  
**Type:** Reserved Matters  
**Proposal:** Reserved Matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/02789/OUT (allowed at appeal) for 4x serviced plots for self build and custom housing. (Plot 4)  
**Location:** **Land Adjacent Pond View Sturt Green Holyport Maidenhead SL6 2JH**  
**Applicant:** K Pryse  
**Determination Date:** 18 November 2025  
 DAB

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02418  
**Type:** Non-material Amendment  
**Proposal:** Non material amendments to planning permission 22/02144/FULL for the addition of 1no. door to each side elevation.  
**Location:** **7 Dairy Court Holyport Maidenhead SL6 2US**  
**Applicant:** Mr Umesh Kalra **c/o Agent:** Mr Adam Wilson Wilson Architects Ltd 15 Newland Lincoln LN1 1XG  
**Determination Date:** 15 October 2025  
CZB

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02420  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed single storey side/rear extension is lawful.  
**Location:** **Braywood Orchard Ascot Road Hawthorn Hill Maidenhead SL6 3SY**  
**Applicant:** Mr. Anthony Miller **c/o Agent:** Mr. Laurence Ingram English Oak Buildings Bassett Farm Claverton Bath BA2 7BJ  
**Determination Date:** 12 November 2025  
CZB

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 24th September 2025 **Appn No.:** 25/02453  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 5 (External lighting) of planning permission 23/02706/FULL for a Replacement dwelling with solar PV array on main roof and EV charging point.  
**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  
**Determination Date:** 19 November 2025

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02483  
**Type:** Works To Trees In Conservation Area  
**Proposal:** Leylandi x 4 - fell.  
**Location:** **Aldwick Cottage Brayfield Road Bray Maidenhead SL6 2BN**  
**Applicant:** Mr Neil Charman  
**Determination Date:** 3 November 2025

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02206  
**Type:** Full  
**Proposal:** 2no. semi-detached three bedroom dwellings and 1no. four bedroom detached dwelling with associated cycle and refuse storage, parking, access and new drop kerbs following the demolition of the existing dwelling.  
**Location:** **Kim Altwood Bailey Maidenhead SL6 4PQ**  
**Applicant:** Mr Dhillon **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH  
**Determination Date:** 18 November 2025  
DAB

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02416  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Beech - Tip reduce branches that overhang the Eden Lodge boundary by 2-3m, leaving a final spread of 8m. (T2) Beech - Tip reduce branches that overhang the Eden Lodge boundary by 2-3m, leaving a final spread of 8m. (T3) Cedar - Prune branches to clear garage roof by 3m (011/2008/TPO)  
**Location:** **26 Boyn Hill Road Maidenhead SL6 4HG**  
**Applicant:** Mr John Howard **c/o Agent:** Mr Oliver Tarrant Tarrants Tree Surgery Ltd 29 Sheepcote Road Eton Wick SL4 6JA  
**Determination Date:** 14 November 2025

AYB

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02253  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Silver Birch - Crown reduce height to 12m and spread to 4m. Crown lift to 5m from ground level. (T2) Silver Birch - Crown reduce height to 12m and spread to 3m. Crown lift to 5m from ground level. (T3) English Oak - Remove dead and dying branches up to 0.025m in diameter. Remove lower limb (as shown). Reduce spread by 3m to 10m overall width. Reduce crown height to 19m. (T4) Conifer hedge - Reduce height of right hand side by approximately 3m to match existing height of left hand side of hedge. (005/1960/TPO)  
**Location:** **12 Illingworth Windsor SL4 4UP**  
**Applicant:** Mr C Hyatt **c/o Agent:** Mr P Edwards 14 Illingworth Windsor Berkshire SL4 4UP  
**Determination Date:** 14 November 2025

AYB

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02461  
**Type:** Full  
**Proposal:** Part single part two storey front extension with canopy, single storey rear extension, alterations to fenestration and new pitched roof to existing garage following demolition of existing shed.  
**Location:** **9 Highfield Road Windsor SL4 4DN**  
**Applicant:** Mr V Nweke **c/o Agent:** Mr Christopher Arden Christopher Arden Chartered Architects 11 Galton Road Sunningdale Ascot SL5 0BP  
**Determination Date:** 14 November 2025

ZP

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02471  
**Type:** Full  
**Proposal:** New front entrance canopy, part single, part two storey front/side extension with enlargement of the existing garage and habitable accommodation within the roofspace, two storey rear extension, new roof, raising of the eaves and ridge, loft conversion with 1no. front dormer and alterations to the external finish and fenestration.  
**Location:** **Chanonry St Leonards Hill Windsor SL4 4AT**  
**Applicant:** Mr And Mrs Clive Loo **c/o Agent:** Mrs Judith Charles M3 Architectural Design Ltd Basepoint Business Centre 377-399 London Road Camberley GU15 3HL  
**Determination Date:** 17 November 2025

DZC

**Ward:** Clewer And Dedworth West  
**Parish:** Windsor Unparished  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02436  
**Type:** Full  
**Proposal:** New mono pitched roof to front elevation, single storey side/front extension and part two storey part first floor side/rear extension.  
**Location:** **33 Gallys Road Windsor SL4 5QU**  
**Applicant:** Mr Ranjit Singh **c/o Agent:** Mr Martin Pugsley 1 Testwood Road Windsor SL4 5RL  
**Determination Date:** 14 November 2025  
SD

**Ward:** Clewer East  
**Parish:** Windsor Unparished  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02283  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Hornbeam - Reduce lowest lateral overhanging garages by 2.5m (as shown) (002/1959/TPO)  
**Location:** **Garage Block Chantry Close Windsor**  
**Applicant:** **c/o Agent:** A. Miles Tree Services 6 Vernon Drive Harefield UB9 6EG  
**Determination Date:** 12 November 2025  
HL

**Ward:** Cox Green  
**Parish:** Cox Green Parish  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02464  
**Type:** Full  
**Proposal:** Part two storey, part first floor side extension, alterations to fenestration and external finish, following demolition of existing elements  
**Location:** **2 Cadwell Drive Maidenhead SL6 3YR**  
**Applicant:** Matthew Buckland **c/o Agent:** Mr Jordan Macann Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE  
**Determination Date:** 17 November 2025

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Horton Parish  
**Appn. Date:** 16th September 2025 **Appn No.:** 25/02417  
**Type:** Full  
**Proposal:** Part single part two storey side extension.  
**Location:** **1 Ashgood Cottages Foundry Lane Horton Slough SL3 9PB**  
**Applicant:** Mr And Mrs Smith **c/o Agent:** Mr Glen Dorricott G And S Design Services Ltd 17 Holmer Green Road Hazlemere High Wycombe HP15 7BL  
**Determination Date:** 11 November 2025  
FAC

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02326  
**Type:** Full  
**Proposal:** Alterations to the rear lower ground and ground floor fenestration.  
**Location:** **2 Dagmar Road Windsor SL4 1JL**  
**Applicant:** Mrs Geneva Starr **c/o Agent:** Aspects Architectural Services Ltd St. Stephens House Arthur Road Windsor SL4 1RU  
**Determination Date:** 17 November 2025

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 10th September 2025 **Appn No.:** 25/02366  
**Type:** Listed Building Consent  
**Proposal:** Consent for 1no. accessibility ramp to front entrance, replacement windows and door to ground floor front elevation, 1no. new door and new steps to rear elevation, infill of 2no. windows to rear elevation, 1no. air conditioning unit, 2no. shop floor chillers, 1no. chiller cold room, 1no shop floor freezer and 1no freezer cold room.  
**Location:** **12 High Street Windsor SL4 1LT**  
**Applicant:** Mrs Charul Patel **c/o Agent:** Mr Nik Vyas Paradigm Architects Integer House Building Research Establishment Bucknall Lanes Watford Hertfordshire WD25 9XX  
**Determination Date:** 5 November 2025  
 ZP

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02392  
**Type:** Cert of Lawfulness of Proposed Use  
**Proposal:** Certificate of lawfulness to determine whether the proposed use of the office for a private hire operators licence is lawful.  
**Location:** **Inigo Business Centre Castle Hill House 12 Castle Hill Windsor SL4 1PD**  
**Applicant:** Mr Nirojan Suthakaran  
**Determination Date:** 14 November 2025  
 AI

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02403  
**Type:** Listed Building Consent  
**Proposal:** Consent to retain the repainting of the shopfront, 3no. new lanterns and new signage.  
**Location:** **Lebanese Village Windsor 41 Thames Street Windsor SL4 1PR**  
**Applicant:** Mr Abdelnaser Razin  
**Determination Date:** 14 November 2025  
 DBL

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 16th September 2025 **Appn No.:** 25/02415  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1) Ash tree - re pollard to previous pollard points. (T2) Yucca - fell and stump grind.  
**Location:** **102 And 104 St Leonards Road Windsor**  
**Applicant:** Mr James Worlidge **c/o Agent:** Mr Robert Clements Clements Tree Care Ltd 230 Cookham Road Maidenhead SL6 7HL  
**Determination Date:** 28 October 2025  
 HL

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 16th September 2025 **Appn No.:** 25/02425  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T1 Acer - Crown reduction by 1.5m to a final height of 10.5m and spread of 6m.  
**Location:** **60 Clarence Road Windsor SL4 5AU**  
**Applicant:** Mrs Rachel Nelhams  
**Determination Date:** 28 October 2025  
 HL

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02419  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 2 (Noise insulation and ventilation) of planning permission 24/03131/CLAMA for a Prior approval for the change of use of the upper floors from Commercial, Business and Service (Use Class E) to dwellinghouses (Use Class C3) to provide 3 self-contained flats.  
**Location:** **Huttons At Home 77 Peascod Street Windsor SL4 1DH**  
**Applicant:** Mr Abdessadeq Aitbenmoussa  
**Determination Date:** 12 November 2025

JO

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02402  
**Type:** Full  
**Proposal:** Repainting of the shopfront, 3no. new lanterns and new signage.  
**Location:** **Lebanese Village Windsor 41 Thames Street Windsor SL4 1PR**  
**Applicant:** Mr Abdelnaser Razin  
**Determination Date:** 14 November 2025

DBL

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02449  
**Type:** Pt 14 Class A Prior Approval Solar Panel  
**Proposal:** Prior notification for the installation of 8 no. solar panels to the existing roof.  
**Location:** **104 St Leonards Road Windsor SL4 3DD**  
**Applicant:** James Worlidge  
**Determination Date:** 18 November 2025

AI

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02451  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 20 (CMP) of planning permission 25/00146/FULL for the Conversion of the existing building, including external and internal alterations to provide a new gift shop (Class E) and two bed and breakfast units (class C1) plus two 2-bed dwellings and one 3 bed dwelling (C3). Construction of a new two storey mews building at the rear of the courtyard to provide two 2-bed dwellings (C3) and PV panels.  
**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  
**Determination Date:** 14 November 2025

DZC

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02472  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1) Hornbeam - crown reduce by 2m and prune branches to provide a 2m clearance to property, leaving a final height of 13m and spread of 8m.  
**Location:** **En Route International Assurant House 6 - 12 Victoria Street Windsor SL4 1EN**  
**Applicant:** Mr Morrison **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY  
**Determination Date:** 31 October 2025

HL



**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02466  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73a) of Condition 14 to substitute those plans approved under 23/01516/FULL for the Part single part two storey side/rear extension, roof extension with 1no. rear dormer, 2no. rear roof terraces, alterations to fenestration and a new refuse and cycle store to provide an additional ground floor commercial unit and a change of use of the first and second floors from retail/offices to provide 4no. dwellings, with amended plans.  
**Location:** **59 - 59A St Leonards Road Windsor**  
**Applicant:** Mr Des McGuckin **c/o Agent:** John Hancock Brocklehurst Architects 15 High Street West Wycombe HP14 3AE  
**Determination Date:** 17 November 2025  
 TWH

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02475  
**Type:** Full  
**Proposal:** Side/rear brick boundary wall (Retrospective)  
**Location:** **Roz Clarke 19 St Leonards Road Windsor SL4 3BP**  
**Applicant:** Regal Assets Managements Limited **c/o Agent:** Prabh Singh The Future Works 2 Brunel Way Slough SL1 1FQ  
**Determination Date:** 17 November 2025

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02487  
**Type:** Works To Trees In Conservation Area  
**Proposal:** 00SJ, 00SH, 00SG, 00SK, 00SL, 00SM Hornbeam - Lift canopy by up to 3m from ground level to provide clearance for the car parking spaces below.  
**Location:** **Garages Rear Of High Street Eton Windsor**  
**Applicant:** The Head Gardener  
**Determination Date:** 3 November 2025  
 HL

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02490  
**Type:** Works To Trees In Conservation Area  
**Proposal:** 04JV - Prunus - Fell to ground level  
**Location:** **Caxton House Eton College Common Lane Eton Windsor SL4 6DU**  
**Applicant:** The Head Gardener  
**Determination Date:** 3 November 2025

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02491  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (0128) Pear - Fell to ground level  
**Location:** **23 High Street Eton Windsor SL4 6AX**  
**Applicant:** The Head Gardener  
**Determination Date:** 3 November 2025

**Ward:** Furze Platt  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02309  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 2 (Cycle parking) of planning permission 22/02792/FULL for the Conversion of existing 5 Bedroom detached house currently being occupied as 3 Bedroom dwelling house, with a 2 Bedroom annexe, into a pair of semi detached dwellings. No. 19 - 2 Bedroom House and No.19A - 3 Bedroom house. (Part Retrospective).  
**Location:** **19 - 19A Bridle Road Maidenhead SL6 7RU**  
**Applicant:** Mr Paul Tinnion **c/o Agent:** Mr Dean Luxton Delux Designs 20 Gale Gardens Bracknell RG42 6FL  
**Determination Date:** 17 November 2025  
MZV

**Ward:** Furze Platt  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02450  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Remove Walnut tree. (001/1965/TPO)  
**Location:** **80 Aldebury Road Maidenhead SL6 7HE**  
**Applicant:** Yasar Ayub **c/o Agent:** Mr Trevor Heaps Trevor Heaps Arboricultural Consultancy Ltd Crofters Upper Pennington SO41 8LB  
**Determination Date:** 18 November 2025  
AYB

**Ward:** Furze Platt  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02499  
**Type:** Permitted Development Extended  
**Proposal:** Single storey rear extension no greater than 5.00m in depth, 3.315m high with an eaves height of 3.0m.  
**Location:** **31 Aldebury Road Maidenhead SL6 7EY**  
**Applicant:** Mr Naveed Khan **c/o Agent:** Mr Kaleem Janjua M C S Design Architectural Services Rivendell 8A Priory Lane Warfield Bracknell RG42 2JU  
**Determination Date:** 4 November 2025

**Ward:** Hurley And Walthams  
**Parish:** Waltham St Lawrence Parish  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02150  
**Type:** Full  
**Proposal:** Conversion of workshop/storage to form 2 no. annexes ancillary to the main dwelling. Garage conversion and new external wall to create storage area. 1 no. north facing dormer, 1 no. east facing dormer, 2 no. north facing Juliet balconies. New roofs, alterations to existing roofs and fenestration, new PV panels, following demolition of existing elements.  
**Location:** **Stables Cottage Manor Drive Shurlock Row Reading RG10 0PX**  
**Applicant:** Sahota **c/o Agent:** Miss Rebecca Parnell Freedom Homes Architects 85 Uxbridge Road Ealing Cross London W5 5BW  
**Determination Date:** 18 November 2025  
MZV

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02213  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 2 (drainage scheme), 3 (materials), 4 (tree and hedgerow retention), 6 (visibility splays), 7 (gates), 8 (surface), 11 (lighting scheme) and 12 (biodiversity enhancements) of planning permission 21/00601/FULL for the Construction of an agricultural barn with hardstanding and associated access on to Howe Lane.  
**Location:** **Land At Old Farm Sheepcote Lane Howe Lane Paley Street Maidenhead**  
**Applicant:** Mr Phil Robson  
**Determination Date:** 12 November 2025  
 DPK

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02380  
**Type:** Full  
**Proposal:** Replacement front entrance canopy, two storey side extension and alterations to fenestration.  
**Location:** **2 Woolley Firs Farm Cottages Cherry Garden Lane Littlewick Green Maidenhead SL6 3QD**  
**Applicant:** Mrs Erin Calleran  
**Determination Date:** 17 November 2025  
 CZB

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02447  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1) Sycamore - Crown lift to provide 3m clearance from garage roof.  
**Location:** **St Johns The Evangelist Bath Road Littlewick Green Maidenhead SL6 3QR**  
**Applicant:** Mr Mike Birch **c/o Agent:** Mr Robin Teasdill New Leaf Tree Surgeons 61 Berwick Road Marlow Bucks SL7 3AS  
**Determination Date:** 4 November 2025

**Ward:** Hurley And Walthams  
**Parish:** Hurley Parish  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02414  
**Type:** Full  
**Proposal:** Single storey rear extension and reinstatement of the balcony over proposed extension.  
**Location:** **French Farm Hurley Lane Hurley Maidenhead SL6 5LL**  
**Applicant:** Jeremy Coll **c/o Agent:** Wouter De Jager De Jager Consultancy TA Maidenhead Planning Suite 3 - 7 North Road Maidenhead SL6 1PE  
**Determination Date:** 17 November 2025

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 17th September 2025 **Appn No.:** 25/02422  
**Type:** Advertisement  
**Proposal:** Consent to retain 2no. temporary non illuminated post mounted signs (Class 3(c)).  
**Location:** **Grove Park Industrial Estate Waltham Road White Waltham Maidenhead SL6 3LW**  
**Applicant:** Mr James Griffiths  
**Determination Date:** 12 November 2025  
 SCS

**Ward:** Hurley And Walthams  
**Parish:** Waltham St Lawrence Parish  
**Appn. Date:** 18th September 2025 **Appn No.:** 25/02442  
**Type:** Agricultural Determination  
**Proposal:** Notification to determine whether prior approval is required for a new forestry building.  
**Location:** **Land At Binfield Paddocks Twyford Road Binfield Bracknell**  
**Applicant:** Mr John Noctor **c/o Agent:** Lucie Stone Briggs And Stone Limited 84 High Street  
 Prestwood Great Missenden HP16 9ES  
**Determination Date:** 16 October 2025

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02405  
**Type:** Full  
**Proposal:** Change of use from residential to a Parent and Baby unit (use class C2).  
**Location:** **Flat 5 Hailey Court 36 Braywick Road Maidenhead SL6 1DA**  
**Applicant:** Mr Khalad Hussain  
**Determination Date:** 17 November 2025

DPK

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 23rd September 2025 **Appn No.:** 25/02423  
**Type:** Full  
**Proposal:** Two storey front extension with new front entrance canopy and steps, single storey side/rear extension, raising of the ridge, loft conversion with 1no. rear dormer and Juliet balcony and alterations to fenestration.  
**Location:** **Fairways Harvest Hill Road Maidenhead SL6 2QR**  
**Applicant:** Mr And Mrs Hodgson **c/o Agent:** Mrs Bronwen Gombert Connected Architecture Limited 17 Woodlands Park Road Maidenhead SL6 3NW  
**Determination Date:** 18 November 2025

CZB

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02429  
**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:** **Regus First Floor 3 Concorde Park Concorde Road Maidenhead SL6 4FJ**  
**Applicant:** Mr Raqib Hussain  
**Determination Date:** 17 November 2025

AI

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 18th September 2025 **Appn No.:** 25/02439  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the single storey rear extension is lawful.  
**Location:** **Ingonish Shoppenhangers Road Maidenhead SL6 2PZ**  
**Applicant:** Katie Buckton **c/o Agent:** Miss Rebecca Parnell Freedom Homes Architects 85 Uxbridge Road London W5 5BW  
**Determination Date:** 13 November 2025

AI

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 18th September 2025 **Appn No.:** 25/02440  
**Type:** Permitted Development Extended  
**Proposal:** Single storey rear extension no greater than 5.00m in depth, 3.94m high with an eaves height of 2.85m.  
**Location:** **Ingonish Shoppenhangers Road Maidenhead SL6 2PZ**  
**Applicant:** Katie Buckton **c/o Agent:** Miss Rebecca Parnell Freedom Homes Architects 85 Uxbridge Road London W5 5BW  
**Determination Date:** 30 October 2025

MZW

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 19th September 2025 **Appn No.:** 25/02371  
**Type:** Full  
**Proposal:** Installation of 1no. gas meter enclosure to the front elevation to service Flat 7B and 1no. electricity meter enclosure to the side elevation to service Flats 7A and 7B.  
**Location:** **The Tapestries Straight Road Old Windsor Windsor**  
**Applicant:** Ms K Matthews **c/o Agent:** Patrick Inglis IBLA 179 Dalling Road London W6 0ES  
**Determination Date:** 14 November 2025

SD

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 18th September 2025 **Appn No.:** 25/02434  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 4 (Biodiversity enhancements) of planning permission 25/01397/FULL for a Single storey side/rear extension with sedum roof, 1no. front dormer, alterations to fenestration, infill and conversion of existing courtyard to habitable accommodation ancillary to the main dwelling, external alterations to existing garage, new swimming pool, hardstanding, sunken septic tank and soakaway following the removal of the existing elements.  
**Location:** **Dower House Cottage Crimp Hill Old Windsor Windsor SL4 2HL**  
**Applicant:** Kristine Page-Wood **c/o Agent:** Senan Salman Jorge's Salman Architects 103/105 Brighton Road Coulsdon CR5 2NG  
**Determination Date:** 13 November 2025

AI

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 22nd September 2025 **Appn No.:** 25/02368  
**Type:** Works To Trees Covered by TPO  
**Proposal:** T1 - Mature Oak tree - tidy the storm damaged limbs by reducing back to main trunk by: higher limb by 2m and lower limb by 0.5m, remove any damaged branches within crown and remove all major deadwood above 25mm as per photograph (092/2001/TPO).  
**Location:** **Hawthorne London Road Sunningdale Ascot SL5 0JW**  
**Applicant:** H Setton **c/o Agent:** Briers The Tree Associates (Surrey) Ltd Thorncroft Manor Thorncroft Drive Leatherhead Surrey RH4 3QE  
**Determination Date:** 17 November 2025

AYB

<b>Ward:</b>	Sunningdale And Cheapside	
<b>Parish:</b>	Sunningdale Parish	
<b>Appn. Date:</b>	18th September 2025	<b>Appn No.:</b> 25/02376
<b>Type:</b>	Full	
<b>Proposal:</b>	First floor side/rear extension, installation of 2no. HVAC units and alterations to fenestration	
<b>Location:</b>	<b>1 Coworth Road Sunningdale Ascot SL5 0NX</b>	
<b>Applicant:</b>	Rachel Rycroft <b>c/o Agent:</b> Mr Jordan Macann Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE	
<b>Determination Date:</b>	13 November 2025	
AI		
<b>Ward:</b>	Sunningdale And Cheapside	
<b>Parish:</b>	Sunningdale Parish	
<b>Appn. Date:</b>	16th September 2025	<b>Appn No.:</b> 25/02406
<b>Type:</b>	Full	
<b>Proposal:</b>	New front boundary treatment including new piers and entrance gate, following demolition of existing elements.	
<b>Location:</b>	<b>Chishill Dry Arch Road Sunningdale Ascot SL5 0DB</b>	
<b>Applicant:</b>	Mr & Mrs Snell <b>c/o Agent:</b> Mr Jake Underwood Planning & Building Drawings Ltd 5 Kenmore Close Frimley GU16 7ED	
<b>Determination Date:</b>	11 November 2025	
FAC		
<b>Ward:</b>	St Marys	
<b>Parish:</b>	Maidenhead Unparished	
<b>Appn. Date:</b>	18th September 2025	<b>Appn No.:</b> 25/02456
<b>Type:</b>	Works To Trees Covered by TPO	
<b>Proposal:</b>	(T1) Lime (tree tag 0394) and (T2) Lime - Pollard to approximately 12m above ground level (as shown in photos) (001/176/TPO and 035/2007/TPO)	
<b>Location:</b>	<b>Land At Bad Godesberg Way Maidenhead</b>	
<b>Applicant:</b>	<b>c/o Agent:</b> Mr James Gillate Roots Shoots Leaves Ltd Unit 2 Time House Kingsclere Park Kingsclere Hampshire RG20 4AN	
<b>Determination Date:</b>	13 November 2025	
HL		
<b>Ward:</b>	St Marys	
<b>Parish:</b>	Maidenhead Unparished	
<b>Appn. Date:</b>	22nd September 2025	<b>Appn No.:</b> 25/02474
<b>Type:</b>	Prior Approval Class MA	
<b>Proposal:</b>	Prior approval for the change of use of the existing building from class E to Class C3 residential to create 27 No. Residential Apartments with associated cycle parking and bin storage enclosures.	
<b>Location:</b>	<b>Eastgate 72 - 80 Moorbridge Road Maidenhead SL6 8GE</b>	
<b>Applicant:</b>	RAW Group Sub 1 Ltd <b>c/o Agent:</b> Mr Jonathan Williams Vaughan Architecture Unit 11 Pomfret Business Centre Pontefract WF8 1QY	
<b>Determination Date:</b>	17 November 2025	
<b>Ward:</b>	St Marys	
<b>Parish:</b>	Maidenhead Unparished	
<b>Appn. Date:</b>	23rd September 2025	<b>Appn No.:</b> 25/02493
<b>Type:</b>	Discharge of Condition	
<b>Proposal:</b>	Details required by Condition 7 (Surface water drainage scheme) of planning permission 20/03149/OUT (Allowed on appeal) for Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of 49 No. apartments with associated parking and landscaping following demolition of existing building.	
<b>Location:</b>	<b>Maidenhead Spiritualist Church York Road Maidenhead SL6 1SH</b>	
<b>Applicant:</b>	Mr Ted Rainford	
<b>Determination Date:</b>	18 November 2025	

## Planning Appeals Received

### Weekly List - 26 September 2025

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the PIns reference number. If you do not have access to the Internet please write to the relevant address, shown below.

**Enforcement appeals:** The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

**Other appeals:** The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

**Ward:**

**Parish:** Old Windsor Parish

**Appeal Ref.:** 25/60093/REF

**Planning Ref.:** 24/02255/CPU

**PIns Ref.:** APP/T0355/X/25  
/3373234

**Date Received:** 26 September 2025

**Comments Due:** 7 November 2025

**Type:** Refusal

**Appeal Type:** Public Inquiry

**Description:** Certificate of lawfulness to determine whether the proposed use of the land as a caravan site for the siting of up to 4 mobile homes is lawful.

**Location:** Land Adjacent Newton Side Orchard Burfield Road Old Windsor Windsor

**Appellant:** Mr Fred Sines c/o Agent: Mr Richard Boother RPS Group Plc 20 Western Avenue Milton Park Abingdon OX14 4S