

Planning Applications Decided

Week Ending - 10 October 2025

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 15th August 2025 **Appn No.:** 25/01229
Type: Certificate of Lawful Use
Proposal: Certificate of lawfulness to determine whether the existing use as a Restaurant is lawful.
Location: **The Jade Restaurant 38 High Street Sunninghill Ascot SL5 9NE**
Applicant: Ms Boon Eng Tey **c/o Agent:** Mr Andy Ho Bloomsbury Law Solicitors 17 Manchester Street London W1U 4DJ

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

FAC

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 24th July 2025 **Appn No.:** 25/01898
Type: Works To Trees Covered by TPO
Proposal: (A) Conifer - Reduce south side of the tree by 1.5m (as shown) (B) Pin Oak, (C) Pin Oak and (E) Pin Oak - Remove of epicormic growth to a height of up to 5m over ground level. (D) Conifer - Remove dead branches. (011/2014/TPO)

Location: **Fairchilds 7 Woodlands Ride Ascot SL5 9HP**

Applicant: Jennifer Slatter

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

AYB

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 14th August 2025 **Appn No.:** 25/02072
Type: Full
Proposal: 1no. rear dormer and 3no. front rooflights.
Location: **8 Oliver Road Ascot SL5 9DZ**

Applicant: Mr And Mrs Russell **c/o Agent:** Qarib Nazir 397 Reigate Road Epsom Downs KT17 3LU

Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 9 October 2025

SD

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 1st September 2025 **Appn No.:** 25/02090
Type: Works To Trees Covered by TPO
Proposal: Remove Acer (007/1984/TPO)
Location: **Wessex House St Marys Hill Ascot SL5 9AS**
Applicant: Pilcher **c/o Agent:** Mr Daniel Pilcher Pro Landscapes MDX St Stephens House Arthur Road Windsor SL4 1RU

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

AYB

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 11th September 2025 **Appn No.:** 25/02373
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/01714/FULL for the relocation of the entrance door, alterations to fenestration, rooflights, external finishes and steps and enlargement of the rear decking.
Location: **Lacuna 1 Fydlers Close Winkfield Windsor SL4 2DY**
Applicant: Mrs Katherine Compton **c/o Agent:** Mr Matthew Calvert Matthew Calvert Architect The Barn Studio 216 Thames Side Laleham Staines TW18 1UQ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 October 2025
SD

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 21st May 2025 **Appn No.:** 25/01322
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 2 (External materials and finishes), 5 (Archaeology), 12 (Landscaping and boundary treatment), 13 (Biodiversity Net Gain Plan), 14 (Biodiversity enhancements), 16 (SUDS) and Condition 18 (Approved Plans) to substitute those plans approved under 23/02634/FULL for a replacement four bedroom dwelling with associated bin and cycle stores, parking, new pedestrian access and alterations to the existing vehicular access with amended plans.
Location: **Rosemary School Lane Cookham Maidenhead**
Applicant: 10 Gallon Hat Ltd **c/o Agent:** Mr Matthew Miller ET Planning 200 Dukes Ride Crowthorne RG45 6DS
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025
MZV

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 16th June 2025 **Appn No.:** 25/01453
Type: Full
Proposal: Single storey side/rear extension.
Location: **2 Pound Farm Cottages Terrys Lane Cookham Maidenhead SL6 9RU**
Applicant: Mrs Alina Juzeniene **c/o Agent:** Mr Tomasz Tomaniak 40 Gainsborough Hill Henley-on-Thames Oxfordshire RG9 1ST
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 23rd June 2025 **Appn No.:** 25/01576
Type: Full
Proposal: 1no. side and 1no rear canopy, first floor side/front extension, replacement roof and alterations to side steps following demolition of existing elements.
Location: **Dromore Strande Lane Cookham Maidenhead SL6 9DN**
Applicant: Mr And Mrs John And Louise Rogers **c/o Agent:** Stephen Varney Associates Ltd First Floor Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 8 October 2025
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 31st July 2025 **Appn No.:** 25/01921
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 4 and Condition 5 (Approved Plans) to substitute those plans approved under 24/02513/VAR for Variation (under Section 73) of Condition 4 (Materials) and Condition 5 (Approved Plans) to substitute those plans approved under 24/01074/FULL for new front, side and rear steps, part single part two storey side/rear extension, alterations to fenestration and external materials, following demolition of existing elements with amended plans, with amended plans.
Location: **9 Coxborrow Close Cookham Maidenhead SL6 9HH**
Applicant: Mr Matthew Seamons **c/o Agent:** Mrs Lorena Cordido TPA 33A St Lukes Road Maidenhead SL6 7DN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025
RVS

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 31st July 2025 **Appn No.:** 25/01944
Type: Full
Proposal: Part single part two storey rear extension and alterations to fenestration.
Location: **Spring Cottage Spring Lane Cookham Dean Maidenhead SL6 6PW**
Applicant: Mr Paul Garner **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:** 3 October 2025
CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 12th August 2025 **Appn No.:** 25/01999
Type: Full
Proposal: Gable to hip roof, 1no. front and 1no. side canopy, part single part two storey side/rear extension, 1 no. side juliet balcony, alterations to fenestration, external finish and hardstanding, following demolition of existing elements.
Location: **2 Grange Lane Cookham Maidenhead SL6 9RP**
Applicant: Mr & Mrs Sennett **c/o Agent:** Mr Stuart Chapman Daintree Design PO Box 5584 Brighton BN50 8WG
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 7 October 2025
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 14th August 2025 **Appn No.:** 25/02061
Type: Full
Proposal: Relocation of entrance door, 1no. canopy to west elevation, single storey rear extension, first floor side/rear extension, hip to gable, 1no. rear dormer and alterations to fenestration following demolition of existing elements.
Location: **2 Mina Cottages Lower Road Cookham Maidenhead SL6 9HG**
Applicant: Barton And Murphy **c/o Agent:** Mrs Bronwen Gombert Connected Architecture Limited 17 Woodlands Park Road Maidenhead SL6 3NW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025
CZB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 14th August 2025 **Appn No.:** 25/02064
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Tree protection), 5 (Biodiversity enhancements) and 6 (PWMS) (partial) of planning permission 24/02223/FULL for a Garage conversion, single-storey side/rear extension with canopy, 1 no. rear dormer, alterations to fenestration and external finish. Extension to the existing front porch roof.
Location: **Magnolia Cottage Bisham Road Bisham Marlow SL7 1RL**
Applicant: Mr And Mrs Robert Sutcliffe **c/o Agent:** Mr Jonathan Heighway Heighway Associates 34 West Street Marlow SL7 2NB
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 3 October 2025

MZW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 8th September 2025 **Appn No.:** 25/02237
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 6.0m in depth, 4.0m high with an eaves height of 2.5m.
Location: **Pudseys Spring Lane Cookham Dean Maidenhead SL6 9PN**
Applicant: Mr A Slater **c/o Agent:** Chris Palomba JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 6 October 2025

MZW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 3rd September 2025 **Appn No.:** 25/02296
Type: Works To Trees In Conservation Area
Proposal: T1 Hazel - Crown reduction by 3m, leaving a final height of 6m and spread of 4m, T2 - Hazel - Crown reduction by 2m, leaving a final height of 5m and spread of 4m.
Location: **Apple Tree Cottage Bigfrith Lane Cookham Maidenhead SL6 9PH**
Applicant: Mrs Luff **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 October 2025

HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 3rd September 2025 **Appn No.:** 25/02297
Type: Works To Trees In Conservation Area
Proposal: (T1) Birch - fell.
Location: **Beech House Berries Road Cookham Maidenhead SL6 9SD**
Applicant: Mr Simon Warner **c/o Agent:** Mr Peter Harding Pyramid Consulting 1 Egypt Wood Cottages Egypt Lane Farnham Common SL2 3LE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 October 2025

HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 23rd September 2025 **Appn No.:** 25/02485
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey outbuilding incidental to the main dwelling is lawful.
Location: **Trelawney Jobs Lane Cookham Maidenhead SL6 9TX**
Applicant: Mr And Mrs D Bateson **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 3 October 2025

FAC

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th April 2025 **Appn No.:** 25/00983
Type: Full
Proposal: Alterations to fenestration (Retrospective).
Location: **1 Riverside Ferry Road Bray Maidenhead SL6 2AY**
Applicant: Mrs S Adams **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning 3 Elizabeth Gardens Ascot SL5 9BJ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 October 2025

MZW

Ward: Bray
Parish: Bray Parish
Appn. Date: 14th April 2025 **Appn No.:** 25/00987
Type: Reserved Matters
Proposal: Reserved matters (Landscaping) pursuant to outline planning permission 22/01791/OUT 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 x99 dwellings with associated vehicular and pedestrian access, car parking, drainage works and open space.
Location: **Land South of Bray Lake Windsor Road Maidenhead**
Applicant: **c/o Agent:** Mr Ted Rainford Shanly Homes Sorbon 24 Aylesbury End Beaconsfield HP9 1LW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

NYW

Ward: Bray
Parish: Bray Parish
Appn. Date: 12th August 2025 **Appn No.:** 25/01871
Type: Full
Proposal: Replacement raised decking. (Retrospective).
Location: **Greenways Hibbert Road Maidenhead SL6 1UT**
Applicant: Mr Robert Williams
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 October 2025

RVS

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th July 2025 **Appn No.:** 25/01878
Type: Discharge of Condition
Proposal: Details required by Condition 10 (SUDs as amended by 25/02287/NMA) and Condition 12 (Foul Water) of planning permission 22/01791/OUT for an 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 x99 dwellings with associated vehicular and pedestrian access, car parking, drainage works and open space.
Location: **Land South of Bray Lake Windsor Road Maidenhead**
Applicant: Mr Ted Rainford
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 3 October 2025

NYW

Ward: Bray
Parish: Bray Parish
Appn. Date: 25th July 2025 **Appn No.:** 25/01899
Type: Discharge of Condition
Proposal: Details required by Condition 28 (Tree protection measures) of planning permission 22/01791/OUT for the 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 x99 dwellings with associated vehicular and pedestrian access, car parking, drainage works and open space.
Location: **Land South of Bray Lake Windsor Road Maidenhead**
Applicant: Mr Ted Rainford
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 3 October 2025

NYW

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th August 2025 **Appn No.:** 25/02075
Type: Discharge of Condition
Proposal: Details required by Condition 13 (Buffer Zone) of planning permission 22/01791/OUT for a 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 x99 dwellings with associated vehicular and pedestrian access, car parking, drainage works and open space.
Location: **Land South of Bray Lake Windsor Road Maidenhead**
Applicant: Mr Ted Rainford
Decision Type: Delegated
Decision: Permitted with Conditions **Date of Decision:** 3 October 2025

NYW

Ward: Bray
Parish: Bray Parish
Appn. Date: 18th August 2025 **Appn No.:** 25/02116
Type: Full
Proposal: Single storey rear/side extension.
Location: **2 Warren View Holyport Street Holyport Maidenhead SL6 2JY**
Applicant: Mr Christopher Lumley **c/o Agent:** Mr Alan Munro Amber Architecture Limited The Barn 3 St Georges Court Methwold Thetford Norfolk IP264PL
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 October 2025

CZB

Ward: Bray
Parish: Bray Parish
Appn. Date: 29th August 2025 **Appn No.:** 25/02215
Type: Discharge of Condition
Proposal: Details required by Condition 4 (CEMP - Biodiversity) 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 8A
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 October 2025

CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 3rd September 2025 **Appn No.:** 25/02277
Type: Discharge of Condition
Proposal: Details required by Condition 9 (M4(2) and M4(3) dwellings) 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:** 9 October 2025

CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 8th September 2025 **Appn No.:** 25/02314
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/00182/FULL for alterations to the single storey front extension to include a new roof and canopy and alterations to fenestration.
Location: **11 Trenchard Road Holyport Maidenhead SL6 2LR**
Applicant: Mrs Joe Whittaker **c/o Agent:** Mr Matt Toovey Aspects Architectural Services Ltd. St Stephens House Arthur Road Windsor SL4 1RU
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 6 October 2025

DJ

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
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 October 2025

CZB

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 23rd July 2025 **Appn No.:** 25/01821
Type: Full
Proposal: Partial garage conversion, new front porch and a part single part two storey side/rear extension. (Part Retrospective).
Location: **18 Haddon Road Maidenhead SL6 4RB**
Applicant: Emily Douglas **c/o Agent:** Stephen Varney Associates Ltd First Floor Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

DJ

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 18th August 2025 **Appn No.:** 25/02108
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 5.95m in depth, 3.50m high with an eaves height of 2.95m.
Location: **40 Duncroft Windsor SL4 4HH**
Applicant: Mrs Pms Kaur **c/o Agent:** Mr Ram Bhambra Pms 80 Straight Road Old Windsor Windsor SL4 2RX
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 3 October 2025

FAC

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 10th September 2025 **Appn No.:** 25/02294
Type: Works To Trees Covered by TPO
Proposal: T1 Monterey cypress - fell (004/1962/TPO).
Location: **12 Fairlawn Park Windsor SL4 4HL**
Applicant: Mrs Dhami **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 October 2025

HL

Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 5th August 2025 **Appn No.:** 25/01986
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Refuse Bin Storage) and 14 (Sheffield Stands) of planning permission 24/00951/REM for Reserved Matters (Appearance, Landscaping, Layout and Scale) (not including details for the Special Educational Needs (SEN)) pursuant to outline planning permission 22/01354/OUT 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: Mr Gary Du Preez
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 3 October 2025

NYW

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 9th September 2025 **Appn No.:** 25/02292
Type: Works To Trees Covered by TPO
Proposal: (T1) Willow - crown reduce by 3m to leave a height of 10m and spread of 9m. (003/1971/TPO).
Location: **Spanish House White Lilies Island Mill Lane Windsor SL4 5JH**
Applicant: Mrs Amin **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 8 October 2025

HL

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 8th August 2025 **Appn No.:** 25/01929
Type: Full
Proposal: Single storey rear extension (Retrospective).
Location: **208 Northumbria Road Maidenhead SL6 3DF**
Applicant: Mr Markos Phillips **c/o Agent:** Mr Safwanhusain Shaikh S3 Consulting Engineers 65 Mogden Lane Isleworth Middlesex TW7 7LH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

CZB

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 15th August 2025 **Appn No.:** 25/02056
Type: Full
Proposal: 1no. rear dormer and alterations to fenestration.
Location: **Dera GullWala Bracken Road Maidenhead SL6 3EF**
Applicant: Mr Mohsin Nawaz
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 6 October 2025

MZW

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 18th August 2025 **Appn No.:** 25/02098
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of planning permission 10/02483/FULL without complying with Condition 4 (Permitted Development Rights).
Location: **Former The Farrier Ockwells Road Maidenhead**
Applicant: Constantinos Franceskides **c/o Agent:** Wouter De Jager De Jager Consultancy T/a Maidenhead Planning Suite 3 - 7 North Road Maidenhead SL6 1PE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 October 2025

DAB

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 12th August 2025 **Appn No.:** 25/02042
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 14 to substitute those plans approved under 22/03310/FULL for a Replacement dwelling and garage following demolition of existing with amended plans.
Location: **16 Park Avenue Wraysbury Staines TW19 5ET**
Applicant: Mr Rachhpal Karwal **c/o Agent:** Mr Kevin Turner Kevin J Turner Dip U.D C Build E. FCABE. FRICS 64 Wood Road Shepperton Surrey TW17 0DX
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 7 October 2025

ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 24th July 2025 **Appn No.:** 25/01838
Type: Full
Proposal: Construction of ice rink and attractions annually from October 2025, 2026, 2027 to January 2026, 2027 and 2028.
Location: **Alexandra Gardens Barry Avenue Windsor SL4 5JA**
Applicant: Mr David Coleman **c/o Agent:** Mr Simon Loveday Savannah Cliff Drive Warden KENT ME12 4PJ
Decision Type: Committee Decision
Decision: Application Permitted **Date of Decision:** 3 October 2025

TWH

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 15th August 2025 **Appn No.:** 25/02071
Type: Works To Trees In Conservation Area
Proposal: (T1) Cherry - tip reduce lateral branches on northern aspect of crown no closer than 30cm to the north side of the boundary with 18-20 Kings Road, prune to give 2.5m clearance over the pavement and up to 30cm clearance to the overhead wire. (T2) Magnolia - provide 1.5m clearance from building, reduce height by 1.2m, leaving a final height of 3m, and reduce spread by 1m, leaving 5m. (T3) Malus - reduce by 1.5m, leaving a final height of 4m and spread of 3.5m, remove dead branches. (T7) Thorn - reduce by 0.5m, leaving a 2.5m height and 1m spread.
Location: **Brunswick Villa 24 Kings Road Windsor SL4 2AG**
Applicant: Mr Tom Curran **c/o Agent:** Rebecca Watts R Watts And Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 October 2025

HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th September 2025 **Appn No.:** 25/02341
Type: Works To Trees In Conservation Area
Proposal: 4no. Chinese Privets - fell.
Location: **Park View 24A Alma Road Windsor SL4 3HL**
Applicant: Mrs Nina Du Pre
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 October 2025

HL

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 14th August 2025 **Appn No.:** 25/02036
Type: Part 1 Class AA (enlargement of a
Proposal: Application for prior approval for construction of one additional storey to property with a maximum height of 2.8m.
Location: **48 Switchback Road South Maidenhead SL6 7PZ**
Applicant: Mr H Bhajan **c/o Agent:** Mr Ranjit Sagoo Agility Planning And Design Ltd 8 Cleopatra Grove Warwick Gates Warwick CV34 6GQ
Decision Type: Delegated
Decision: Prior Approval Required and Refused **Date of Decision:** 8 October 2025

DPK

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 15th August 2025 **Appn No.:** 25/02074
Type: Full
Proposal: Single storey rear extension and alterations to fenestration.
Location: **19A Mossy Vale Maidenhead SL6 7RX**
Applicant: Mrs Sonia Freed **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:** 9 October 2025

MZV

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 4th September 2025 **Appn No.:** 25/02186
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 5.00m in depth, 3.315m high with an eaves height of 2.550m.
Location: **29 Aldebury Road Maidenhead SL6 7EY**
Applicant: Mr M Rashid **c/o Agent:** Mr Collin Goodhew Sheephouse Cottage Sheephouse Road Maidenhead SL6 8HB
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 6 October 2025

MZW

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 13th August 2025 **Appn No.:** 25/01953
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials) and 3 (BNG) of planning permission 22/03379/FULL for the Construction of a permanent rural workers dwelling with associated parking.
Location: **Warren Wood Farm Warren Row Road Knowl Hill Reading RG10 9YJ**
Applicant: Claire Hollis
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 3 October 2025

MZV

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 13th August 2025 **Appn No.:** 25/02017
Type: Full
Proposal: Application for a technical details consent following an approved permission in principle (24/03099/PIP) for 1no. dwelling (self-build).
Location: **Land To The South of Orchard Springs Star Lane Reading**
Applicant: Naomi Khaldi **c/o Agent:** Mr Lewis Collins Partners In Planning And Architecture Suite 2, Clare Hall St Ives Business Park Parsons Green St Ives PE27 4WY
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 8 October 2025

MZV

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 15th August 2025 **Appn No.:** 25/02043
Type: Outline
Proposal: Outline application with all matters reserved for the erection of 1 no. self-build dwelling house with associated access.
Location: **Land Between Beaully House And Oakmont Lane Milley Road Waltham St Lawrence Reading**
Applicant: Mr Simon Reid **c/o Agent:** Mr Sebastian Brock Debrecq Consultancy Group Thatchers Mead Thames Drive Charvil Berkshire RG10 9TP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 October 2025

DPK

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 2nd September 2025 **Appn No.:** 25/02282
Type: Works To Trees In Conservation Area
Proposal: Remove 3 Conifers and 1 Cherry tree
Location: **Paradise Farm Sill Bridge Lane Waltham St Lawrence Reading RG10 0NT**
Applicant: Mr Alastair Brooker **c/o Agent:** Mr Alastair Brooker ANB Trees And Grounds Ltd PeaceHaven Shurlock Road Waltham St Lawrence RG10 0HN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

HL

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
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 October 2025

DAB

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 31st July 2025 **Appn No.:** 25/01885
Type: Full
Proposal: Single storey rear extension, 2no. rear dormers, rear raised decking with balustrade, steps and alterations to fenestration.
Location: **Tamarisk Fishery Road Maidenhead SL6 1UN**
Applicant: Ms Gill **c/o Agent:** Mr Peter Norman Towers Associates Ltd Harefield Oil Terminal Harvil Road Towers Associates Harefield UB9 6JL
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 7 October 2025

RVS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 13th August 2025 **Appn No.:** 25/01985
Type: Full
Proposal: Single storey front extension, single storey side/rear extension, new steps and alterations to fenestration following demolition of existing elements.
Location: **Aylington Lodge Oldfield Road Maidenhead SL6 1TX**
Applicant: Mrs And Mr Lisa And Richard Curtin And Smith **c/o Agent:** Mr Jack Pearce Studio Reach [Architecture/ Design] 4 Assher Road Hersham KT12 4RA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 3 October 2025

MZW

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 11th August 2025 **Appn No.:** 25/02004
Type: Full
Proposal: Two storey side extension, 1no. rear dormer and 1 no. front, 1 no. side and 3 no. rear rooflights to facilitate a loft conversion.
Location: **1 Chalgrove Close Maidenhead SL6 1XN**
Applicant: Mr Adam Vanelkan **c/o Agent:** Mr David Williamson Tekton Dpw Limited 12 Station Road Hanwell London W7 3JE
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 9 October 2025

RVS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 19th August 2025 **Appn No.:** 25/02015
Type: Full
Proposal: Single storey rear extension following demolition of existing outbuilding.
Location: **66 Larchfield Road Maidenhead SL6 2SF**
Applicant: Mrs Suzanne Mee
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

MZW

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 9th September 2025 **Appn No.:** 25/02340
Type: Works To Trees In Conservation Area
Proposal: (Red Dot) Catalpa - reduce tree back to previous points by removing approx. 3-4m of regrowth, to leave a height of 12m and a spread of 8m and (Orange Dot) Ash x 2 - reduce spread of branches overhanging boat house, to suitable growth point, to provide 2m clearance to building.
Location: **Creek House Fishery Road Maidenhead SL6 1UN**
Applicant: Joe Margerrison
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 October 2025

HL

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 15th September 2025 **Appn No.:** 25/02396
Type: Works To Trees Covered by TPO
Proposal: (Black Dot) Weeping willow - reduce back to previous points of reduction, leaving tree at a height of 12m and a spread of 10m. (077/2003/TPO)
Location: **Creek House Fishery Road Maidenhead SL6 1UN**
Applicant: Mr Joe Margerrison
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 October 2025

HL

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 14th July 2025 **Appn No.:** 25/01661
Type: Full
Proposal: 2 no. outbuilding and new decking (Retrospective)
Location: **26 Farm Road Maidenhead SL6 5HZ**
Applicant: Mr Simon Thomas
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

RVS

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 13th August 2025 **Appn No.:** 25/01917
Type: Full
Proposal: Part single part two storey side extension.
Location: **6 Hardwick Close Maidenhead SL6 5JU**
Applicant: Mr Tajinder Viridi
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 7 October 2025

RVS

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 26th August 2025 **Appn No.:** 25/02181
Type: Full
Proposal: Part single part two storey front/side extension with front mono pitched roof, following demolition of existing elements
Location: **23 Edith Road Maidenhead SL6 5DY**
Applicant: Ms Sadaf Habib Moghul **c/o Agent:** Mr Abdul Wajid AW Architecture Ltd 46 Bowyer Drive Slough SL1 5EG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 October 2025

CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 15th August 2025 **Appn No.:** 25/01841
Type: Full
Proposal: First floor rear extension
Location: **6 Amberley Court Maidenhead SL6 8LJ**
Applicant: Ting Zhao
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 6 October 2025

CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 11th September 2025 **Appn No.:** 25/02230
Type: Discharge of Condition
Proposal: Details required by Condition 27 (Energy and Sustainability) of planning permission 22/01537/OUT (allowed on appeal) for an Outline application for access only to be considered at this stage with all other matters to be reserved 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 Matthew Powell
Decision Type: Delegated
Decision: Permitted with Conditions **Date of Decision:** 9 October 2025

SH

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 9th September 2025 **Appn No.:** 25/02338
Type: Works To Trees In Conservation Area
Proposal: (T2) London plane - crown lift to provide 3.7m clearance directly over the driveway.
Location: **Tall Trees Ray Mead Road Maidenhead SL6 8NJ**
Applicant: Mr Daniel Mulligan
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 8 October 2025

HL

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 22nd July 2025 **Appn No.:** 25/01864
Type: Works To Trees Covered by TPO
Proposal: T1 and T2 - Oak removal of deadwood and removal of epicormic growth remove epicormic growth to height of 4.5- 5m above ground level on western side and 5.3m on eastern side facing the road. (030/1994/TPO).
Location: **Eastcroft Station Road Sunningdale Ascot SL5 0QR**
Applicant: Herb Jacklin
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 October 2025

AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 4th August 2025 **Appn No.:** 25/01981
Type: Full
Proposal: Single storey outbuilding ancillary to the main dwelling
Location: **Birchlands Shrubbs Hill Lane Sunningdale Ascot SL5 0LD**
Applicant: Mr R Brown **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:** 3 October 2025

ZP

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 18th August 2025 **Appn No.:** 25/02103
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Landscaping) of planning permission 23/02088/FULL for Conversion of part of the basement into habitable accommodation, enlargement of the existing integral garage, new front canopy, two storey side extension with canopy, single storey side/rear extension, rear raised terrace, rear canopy with balcony above, new steps, changes to the external finish and fenestration, detached outdoor kitchen, replacement detached two storey annexe and a new pavilion building following demolition of the existing single storey elements.
Location: **Kingsmoor Titlarks Hill Sunningdale Ascot SL5 0JB**
Applicant: Mr And Mrs Van Beurden **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:** 8 October 2025

DZC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 26th August 2025 **Appn No.:** 25/02110
Type: Full
Proposal: Single storey front/side extension to the existing porch and alterations to fenestration following the removal of the existing mono pitched roof and existing elements.
Location: **32 Coworth Close Sunningdale Ascot SL5 0NR**
Applicant: Mr & Mrs G Ghatora **c/o Agent:** Mr Hitesh Dhorajiwala D M Architects 75 Queens Drive Surbiton KT5 8PP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 October 2025

FAC

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 8th April 2025 **Appn No.:** 25/00942
Type: Discharge of Condition
Proposal: Details required by Condition 10 (Surface Water Drainage) of planning permission 25/00066/VAR for the Variation (under Section 73) of Condition 21 (Approved Plans) to substitute those plans approved under 23/02716/FULL for the erection of office building with flexible commercial ground floor uses, landscaping and associated works with amended plans.
Location: **Development At King Street And Queen Street And Broadway Maidenhead**
Applicant: Glencar Construction Limited **c/o Agent:** Miss Laura Field Quod Ltd 21 Soho Square London W1D 3QP
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 3 October 2025

ME

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 18th August 2025 **Appn No.:** 25/02099
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use of the first and second floor from Commercial, Business and Service (Use Class E) to create 1no. dwelling (Use Class C3).
Location: **Sweet Price 7 Queen Street Maidenhead SL6 1NB**
Applicant: Aarti Avtar **c/o Agent:** Miss Katie Flower TPA Studio 33A St Lukes Road Maidenhead SL6 7DN
Decision Type: Delegated
Decision: Prior Approval Required and Granted **Date of Decision:** 3 October 2025

DPK

Appeal Decision Report

10 September 2025 - 6 October 2025

Maidenhead

Appeal Ref.:	25/60052/NOND ET	Planning Ref.:	24/01828/FULL	Plns Ref.:	APP/T0355/W/24/ 3355152
Appellant:	Mr Nikesh Patel c/o Agent: Mr Karran Corpaul The White House Design Ltd 7 Whittle Parkway Slough SL1 6DQ				
Decision Type:	Delegated	Officer Recommendation:	No Further Action		
Description:	1no. four bedroom detached self-build dwelling with cycle and refuse storage (Plot 2).				
Location:	Land Adjacent Pond View Sturt Green Holyport Maidenhead				
Appeal Decision:	Dismissed	Decision Date:	11 September 2025		

Main Issue: The appeal site comprised of a plot off Sturt Green, Holyport. The site lies within the designated Green Belt. The main issues for the appeal related to flood risk, the impact of the development upon the character and appearance of the surrounding area, whether the development would provide biodiversity net gain (BNG), and whether the proposal complied with the Council's sustainability policies and Sustainability SPD. On flood risk, the Inspector found that since the updated flood mapping provided by the Environment Agency in March 2025, part of the appeal site was located within an area of 'high' likelihood of annual surface water flooding. In the absence of the details within the submission relating to surface water flood risk, the Inspector found the appeal contrary to Policy NR1 of the Borough Local Plan. With regards to the impact of the development upon the character and appearance of the surrounding area; the Inspector found that the depth and scale of the proposed dwelling would reflect existing dwellings along Sturt Green, however, the overdominance of hardstanding proposed and loss of trees to the frontage to allow for the creation of two access points was considered detrimental and visually dominant. The development was therefore found contrary to Policies QP3 and NR3 of the Borough Local Plan in design terms. Turning to BNG; the appeal was proposed as a self-build development and as such an exception to mandatory BNG was sought by the appellant. In the absence of a legal agreement to secure the development as self-build, however, there was no mechanism to secure the delivery of the proposal as a self-build scheme. The development was found contrary to Policy NR2 of the Borough local Plan in this regard. Finally, regarding sustainability, the Inspector accepted the details provided within the appellant's Energy Statement, but as the scheme would not be net zero, a legal agreement was required to secure a carbon emissions contribution at a rate of 0.8 tonnes per year. In the absence of a legal agreement to secure a carbon emissions contribution, the Inspector found the appeal to be contrary to Policies SP2 and EP1 of the Borough Local Plan. In applying the planning balance, the Inspector acknowledges the Council's deliverable housing supply, acknowledges that the development would provide a self-build dwelling and would make a moderate contribution to the Council's needs for self-build and custom housebuilding sites. The weight of this benefit was diminished, however, by the lack of legal agreement to ensure the appeal's delivery of a self-build dwelling. In weighing the identified harm to character and appearance, flood risk, no valid BNG exemption, and lack of contribution to the Council's carbon off-set fund, the Inspector dismissed the appeal, asserting that the presumption in favour of sustainable development does not apply.

Appeal Ref.: 25/60056/REF **Planning Ref.:** 24/02825/FULL **Plns Ref.:** APP/T0355/W/25/3364020

Appellant: Simon Warner **c/o Agent:** Mr Mr Alan Osborne Mitie Pacific House Atlas Business Park Simonsway Manchester M22 5PR

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

Description: 1no. BT Street Hub and associated display of advertisement to both sides of the unit following removal of 2no. associated BT payphone kiosks.

Location: **Pavement Outside 116 High Street Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 17 September 2025

Main Issue: The Inspector dismissed Appeal A on the grounds that the proposed street hub, although replacing an existing telephone box, would introduce a visually intrusive and incongruous structure that would harm the character and appearance of Maidenhead Town Centre Conservation Area and the adjacent Non-Designated Heritage Asset, the Old Post Office. Its scale, centralised location, and illuminated signage were considered incompatible with the surrounding period architecture, resulting in less than substantial harm at the upper end of the scale. The public benefits, including free Wi-Fi and calls, were deemed limited and insufficient to outweigh the heritage harm, leading to conflict with Local Plan policies HE1, QP1 and QP3. Appeal B was also dismissed, as the advertisement element of the hub was found to be unacceptable in terms of visual amenity under the 2007 Advertisement Regulations. The illuminated signage would increase the prominence of the installation and disrupt the modest and consistent advertising character of the area, further undermining the setting of the conservation area and the NDHA.

Appeal Ref.: 25/60057/REF **Planning Ref.:** 24/02826/ADV **Plns Ref.:** APP/T0355/Z/25/3364021

Appellant: Simon Warner **c/o Agent:** Mr Sam Platt Mitie Pacific House Atlas Business Park Simonsway Manchester M22 5PR

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

Description: Consent to display 1no. internally illuminated BT Street Hub with double sided digital screens following removal of 2no. associated BT payphone kiosks.

Location: **Pavement Outside 116 High Street Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 17 September 2025

Main Issue: The Inspector dismissed Appeal A on the grounds that the proposed street hub, although replacing an existing telephone box, would introduce a visually intrusive and incongruous structure that would harm the character and appearance of Maidenhead Town Centre Conservation Area and the adjacent Non-Designated Heritage Asset, the Old Post Office. Its scale, centralised location, and illuminated signage were considered incompatible with the surrounding period architecture, resulting in less than substantial harm at the upper end of the scale. The public benefits, including free Wi-Fi and calls, were deemed limited and insufficient to outweigh the heritage harm, leading to conflict with Local Plan policies HE1, QP1 and QP3. Appeal B was also dismissed, as the advertisement element of the hub was found to be unacceptable in terms of visual amenity under the 2007 Advertisement Regulations. The illuminated signage would increase the prominence of the installation and disrupt the modest and consistent advertising character of the area, further undermining the setting of the conservation area and the NDHA.