

Planning Applications Received

**Weekly List No.: 44.
31 October 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: 20th October 2025 **Appn No.:** 25/02765
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 21/02792/REM to amend site layout.
Location: **Heatherwood Hospital London Road Ascot SL5 8AA**
Applicant: Taylor Wimpey West London UK Ltd. **c/o Agent:** Sarah Isherwood Vail Williams LLP 2 Noel Street London W1F 8GB
Determination Date: 17 November 2025
 NYW

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 28th October 2025 **Appn No.:** 25/02768
Type: Full
Proposal: Garage conversion, part single part two storey front extension, 1no. front dormer and alterations to fenestration.
Location: **69 Cavendish Meads Ascot SL5 9TB**
Applicant: Mr N Campbell **c/o Agent:** Mr SJ MacLeod Becker Design And Partners Lazenby MacDonald Road Lightwater GU18 5UR
Determination Date: 23 December 2025
 ZP

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02789
Type: Class J14 - Prior Approval
Proposal: Prior approval for the proposed installation of east-west orientated solar PV panels onto the flat roof of Greenwood Offices.
Location: **Greenwood Offices Heatherwood Hospital Brook Avenue Ascot SL5 7GB**
Applicant: Gary Leung **c/o Agent:** Sarah Isherwood Vail Williams LLP 2 Noel Street London W1F 8GB
Determination Date: 17 December 2025
 TWH

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02819
Type: Full
Proposal: 3no. front rooflights, single storey rear extension, retractable canopy, 1no. rear dormer, alterations to the external finish and fenestration and new terrace following the demolition of the existing elements.
Location: **11 Woodcote Place Ascot SL5 7JT**
Applicant: Joanna Mayer **c/o Agent:** Mr Chris Allan Finline Architects Bryants Farm Kiln Road Dunsden Green Reading RG4 9PB
Determination Date: 19 December 2025

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02840
Type: Full
Proposal: 1no. front canopy portico, single storey side/rear extension, new roof to existing front bay window, new flat roof and parapet over existing side extension and new steps following demolition of existing elements.
Location: **3 Hurstwood Ascot SL5 9SP**
Applicant: Mr C Fleetwood **c/o Agent:** Mr Oliver Han Tiny Tiger Design Dryad House Dryad Street London SW15 1BF
Determination Date: 22 December 2025

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 21st October 2025 **Appn No.:** 25/02782
Type: Works To Trees Covered by TPO
Proposal: (G1) Sycamore, Common hawthorn, Common ivy, Cherry species - Crown lift to 2.5m over parking bays (T3) Elder - Crown lift to 2.5m over parking bays (005/1989/TPO)
Location: **BUPA Care Homes St Marks Nursing Centre 110 St Marks Road Maidenhead SL6 6DN**
Applicant: Mr Adam Donovan **c/o Agent:** Arbtech Services Glendale Countryside LTD The Stables Duxbury Park Chorley PR7 4AT
Determination Date: 16 December 2025

AYB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 28th October 2025 **Appn No.:** 25/02594
Type: Full
Proposal: Two storey rear extension with first floor rear balcony.
Location: **The White House Stoney Ware Bisham Road Bisham Marlow SL7 1RN**
Applicant: Mr Steve Wallington
Determination Date: 23 December 2025

DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02671
Type: Full
Proposal: Single storey rear extension with 1 no. roof lantern following demolition of existing element
Location: **9 South View Cottages High Road Cookham Maidenhead SL6 9JW**
Applicant: Ms Susan Carter
Determination Date: 19 December 2025

SCS

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02687
Type: Listed Building Consent
Proposal: Consent for repair works to the chalk stone and the replacement of the lean-to open store to the west gable of the Stable block.
Location: **Stable Block Bisham Village Bisham Abbey 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
Determination Date: 17 December 2025

DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 23rd October 2025 **Appn No.:** 25/02722
Type: Works To Trees In Conservation Area
Proposal: Various works to trees as detailed in the description of works.
Location: **Pound Field Open Space Terrys Lane Cookham Maidenhead**
Applicant: Chapel Hill Max Brown **c/o Agent:** Max Brown SSEN Zenith House 49 Royce Close Andover Hampshire SP10 3TS
Determination Date: 4 December 2025

HL

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 29th October 2025 **Appn No.:** 25/02770
Type: Full
Proposal: Blocking up the rear stable door.
Location: **5 Bisham Village Marlow Road Bisham Marlow SL7 1RR**
Applicant: Ms Mandy Cook **c/o Agent:** Mr David Silverman 70 Woodland Drive Watford WD17 3BZ
Determination Date: 24 December 2025

MZW

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 29th October 2025 **Appn No.:** 25/02771
Type: Listed Building Consent
Proposal: Consent for blocking up the rear stable door, internal alterations to include removal of partition wall between kitchen and dining room, blocking up access between living and dining room and level out floors.
Location: **5 Bisham Village Marlow Road Bisham Marlow SL7 1RR**
Applicant: Ms Mandy Cook **c/o Agent:** Mr David Silverman 70 Woodland Drive Watford WD17 3BZ
Determination Date: 24 December 2025

MZW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 28th October 2025 **Appn No.:** 25/02830
Type: Works To Trees Covered by TPO
Proposal: (1-4) Quercus Ilex trees to be removed (004/2024/TPO)
Location: **River Thames Island River Thames Windsor And Maidenhead**
Applicant: Ms Rose Dervish
Determination Date: 23 December 2025

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 29th October 2025 **Appn No.:** 25/02804
Type: Works To Trees In Conservation Area
Proposal: Works as per Tree Survey report.
Location: **Eight Garages Rear of Abbey Lodge Bisham Village Marlow Road Bisham Marlow**
Applicant: Mr Drummond **c/o Agent:** Rebecca Watts R Watts And Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ
Determination Date: 10 December 2025

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02834
Type: Works To Trees In Conservation Area
Proposal: (T1) Apple - crown reduce by 1m, leaving a final height of 6m and spread of 3.5m and (T2) Apple - crown reduce by 1m, leaving a final height of 5.5m and spread of 3.5m.
Location: **Little Dean Dean Lane Cookham Maidenhead SL6 9AF**
Applicant: Mrs Pitt **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY
Determination Date: 5 December 2025

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02846
Type: Works To Trees Covered by TPO
Proposal: Fell 7 Lawsonia Pine trees (010/1990/TPO)
Location: **Compton Elms Marlow Road Pinkneys Green Maidenhead Marlow SL6 6NR**
Applicant: Roger Ramsden
Determination Date: 22 December 2025

Ward: Bray
Parish: Bray Parish
Appn. Date: 17th October 2025 **Appn No.:** 25/02699
Type: Permission in Principle
Proposal: 2no. dwellings following the demolition of the existing side extensions.
Location: **93 And 95 And Land At 93 And 95 Stompits Road Holyport Maidenhead**
Applicant: Mr Jed Pickering **c/o Agent:** Mrs Pickering Pickering Legal And Planning Services 1 Pamela Row Holyport Maidenhead SL6 2JJ
Determination Date: 21 November 2025

MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02698
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed enclosure is lawful.
Location: **Les Lions Farm Ascot Road Holyport Maidenhead SL6 2JB**
Applicant: Mr Nick Evans **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Determination Date: 17 December 2025

FAC

Ward: Bray
Parish: Bray Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02714
Type: Full
Proposal: Two storey side/rear extension and alterations to fenestration to convert existing 2 no. dwellings to 3 no. dwellings, following demolition of existing elements. Garage conversion and alterations to hardstanding.
Location: **Land At 44 And 48 And 44 And 48 Windsor Road Maidenhead**
Applicant: Mr Yasar Ayub **c/o Agent:** Mr Ehsan UL-HAQ ArchiGrace Limited 4 Hurstfield Drive Taplow Maidenhead SL6 0PF
Determination Date: 22 December 2025

DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02736
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension is lawful.
Location: **2 Arkley Court Holyport Maidenhead SL6 2YR**
Applicant: Stephen McKnight **c/o Agent:** Keenan Project Designs Ltd 11A Dormer Place Lemington Spa CV32 5AA
Determination Date: 22 December 2025

DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 18th October 2025 **Appn No.:** 25/02763
Type: Works To Trees In Conservation Area
Proposal: (T1) Sycamore - fell.
Location: **The Rye Peck The Waterside Inn Ferry Road Bray Maidenhead SL6 2AT**
Applicant: Mrs Dezi **c/o Agent:** Mr Edward Butler Future Tree 14 Harcourt Drive Earley RG6 5TJ
Determination Date: 29 November 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02769
Type: Works To Trees In Conservation Area
Proposal: (G1) Common Yew - Crown lift to 2.5m over footpath and entrance to site. Prune back branch tips encroaching on road to kerbside edge. (T1) Hornbeam - Crown lift over car park to 2.5m (T2) Hornbeam - Crown lift over car park to 2.5m (T3) Small-leaved Lime - Crown lift to statutory height over path 2.5m, 5.2m over road (T4) Small-leaved Lime - Crown lift to statutory height over path 2.5m, 5.2m over road (T5) Leyland Cypress - Fell tree to ground level. (T13) Goat Willow - Raised to 4m to ensure suitable clearances (1m) over the structure. (T18) Common Ash - Fell to ground level.
Location: **Holyport Lodge The Green Holyport Road Holyport Maidenhead SL6 2JA**
Applicant: Mr Nick Warner **c/o Agent:** Arbtech Services Glendale Countryside LTD The Stables Duxbury Park Chorley PR7 4AT
Determination Date: 5 December 2025

Ward: Bray
Parish: Bray Parish
Appn. Date: 21st October 2025 **Appn No.:** 25/02781
Type: Outline
Proposal: Outline application with all matters reserved for the erection of 4no. self build dwellings and 2no. market dwellings.
Location: **Land South of The B3024 Paley Street Maidenhead**
Applicant: Ms James **c/o Agent:** Mr John Hunt Pike Smith & Kemp Rural & Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Determination Date: 16 December 2025
 MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02808
Type: Part 1 Class AA (enlargement of a
Proposal: Application for prior approval for the construction of one additional storey to the property with a maximum height of 10m.
Location: **13 The Bingham's Maidenhead SL6 2ES**
Applicant: Mr Killoran **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Determination Date: 19 December 2025

Ward: Bray
Parish: Bray Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02790
Type: Full
Proposal: Installation of solar panels to existing roof.
Location: **Little Basing Vicarage Walk Bray Maidenhead SL6 2AE**
Applicant: Mr Papaioannou **c/o Agent:** Ms Polly Flynn Pocket Architecture 31 Cressida Road London N19 3JN
Determination Date: 17 December 2025
 CZB

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02820
Type: Full
Proposal: Two storey rear extension and alterations to fenestration, following demolition of an existing conservatory
Location: **24 Priors Way Maidenhead SL6 2EL**
Applicant: Mackenzie Thorne **c/o Agent:** Mrs Annie Ky 77 Ashmore Grove Welling Kent DA16 2RY
Determination Date: 19 December 2025

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02822
Type: Full
Proposal: 1no. semi-detached dwelling, detached garage and associated landscaping, parking and new vehicular access. (Self Build).
Location: **Land Between Green View Holyport Street And Glenside The Green Holyport Road Holyport Maidenhead**
Applicant: Mr N Burgess **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning Ltd 3 Elizabeth Gardens Ascot SL5 9BJ
Determination Date: 19 December 2025
 MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02823
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 2 (Materials) and Condition 8 (Approved Plans) to substitute those plans approved under 24/02396/FULL for a new front canopy, first floor front extension, garage conversion, single storey rear extension, new roof to include raising of the eaves and ridge to accommodate a loft conversion, 1no. flue, new PV panels, 1no. shed and alterations to fenestration with amended plans.
Location: **Willow Cottage Hibbert Road Maidenhead SL6 1UT**
Applicant: Mr And Mrs Jackson **c/o Agent:** Mr Jason Lee Bowen Evans Consultancy 48A High Street Marlow Berkshire SL7 1AW
Determination Date: 19 December 2025
 SCS

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02836
Type: Works To Trees In Conservation Area
Proposal: (T001) Californian Redwood - remove basal growth on east side, crown lift to 3m; (T002) Giant Redwood - remove deadwood above 50mm diameter; (T003) Tree of Heaven - remove deadwood above 50mm diameter; (T005) Tree of Heaven - remove inferior of crossing / rubbing branches, remove deadwood above 50mm diameter and (T006) Tree of Heaven - remove inferior of crossing / rubbing branches, crown lift to 5.5 meters above highway, remove deadwood above 50mm diameter.
Location: **The Dower House High Street Bray Maidenhead SL6 2AB**
Applicant: Elin Daniels **c/o Agent:** Mr Robert Clements Clements Tree Care Ltd 230 Cookham Road Maidenhead SL6 7HL
Determination Date: 5 December 2025

Ward: Bray
Parish: Bray Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02833
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey 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 Bath BA2 7BJ
Determination Date: 22 December 2025

Ward: Bray
Parish: Bray Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02843
Type: Full
Proposal: Single storey side/rear extension.
Location: **Little Melford 16 Westbrook Maidenhead SL6 2DQ**
Applicant: Mr Prabhdip Singh **c/o Agent:** Mr Azam Ashari Space-Q Studio Ltd 37 Spring Street London W2 1JA
Determination Date: 22 December 2025
 MZW

Ward:	Boyn Hill	
Parish:	Maidenhead Unparished	
Appn. Date:	24th October 2025	Appn No.: 25/02806
Type:	Cert of Lawfulness of Proposed Dev	
Proposal:	Certificate of lawfulness to determine whether the proposed outbuilding is lawful.	
Location:	95 Clare Road Maidenhead SL6 4DN	
Applicant:	Mr Stevenson c/o Agent: Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP	
Determination Date:	19 December 2025	
Ward:	Clewer And Dedworth West	
Parish:	Windsor Unparished	
Appn. Date:	22nd October 2025	Appn No.: 25/02480
Type:	Full	
Proposal:	Single storey side extension, alterations to fenestration and a detached outbuilding ancillary to the main dwelling following the removal of the existing elements.	
Location:	95 Gallys Road Windsor SL4 5QW	
Applicant:	Mr Governor Ugoh c/o Agent: Mr Akram Samaha 360 Neasden Lane North Neasden London NW10 0BT	
Determination Date:	17 December 2025	
Ward:	Clewer East	
Parish:	Windsor Unparished	
Appn. Date:	23rd October 2025	Appn No.: 25/02812
Type:	Full	
Proposal:	Replacement front porch, single storey side/rear extension and alterations to fenestration following the demolition of the existing elements.	
Location:	39 Clewer Park Windsor SL4 5HD	
Applicant:	Mr Mathew Slevin c/o Agent: Ajay Modhwadia Multi Creation 239 Western Road Southall UB2 5HS	
Determination Date:	18 December 2025	
Ward:	Cox Green	
Parish:	Cox Green Parish	
Appn. Date:	28th October 2025	Appn No.: 25/02779
Type:	Full	
Proposal:	Single storey rear extension	
Location:	17 Stratford Gardens Maidenhead SL6 3DT	
Applicant:	Mr And Mrs Osborne c/o Agent: Avanti Design PO Box 1266 Beaconsfield Bucks HP9 1US	
Determination Date:	23 December 2025	
Ward:	Cox Green	
Parish:	Cox Green Parish	
Appn. Date:	24th October 2025	Appn No.: 25/02805
Type:	Full	
Proposal:	Single storey front/side extension and garage conversion	
Location:	5 Milverton Close Maidenhead SL6 3AZ	
Applicant:	Mr S Mander c/o Agent: Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP	
Determination Date:	19 December 2025	

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 28th October 2025 **Appn No.:** 25/02793
Type: Full
Proposal: Part single part two storey rear/side extension following demolition of existing rear element.
Location: **Croft Cottage Cox Green Lane Maidenhead SL6 3EW**
Applicant: Mr Nick Silvester
Determination Date: 23 December 2025
 DJ

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02799
Type: Listed Building Consent
Proposal: Consent to change the existing stable block store room into a changing room with shower, WC and first aid facilities.
Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Mr Sebastien Aguetant **c/o Agent:** Mr Jason Oliver Spratley & Partners 7 Centenary Business Park Station Road Henley - On- Thames RG9 1DS
Determination Date: 17 December 2025
 MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 23rd October 2025 **Appn No.:** 25/02798
Type: Full
Proposal: Change of the existing stable block store room into a changing room with shower, WC and first aid facilities.
Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Mr Sebastien Aguetant **c/o Agent:** Mr Jason Oliver Spratley & Partners 7 Centenary Business Park Station Road Henley - On- Thames RG9 1DS
Determination Date: 18 December 2025
 MZV

Ward: Datchet Horton And Wraysbury
Parish: Horton Parish
Appn. Date: 20th October 2025 **Appn No.:** 25/02625
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 5.0m in depth, 3.5m high with an eaves height of 2.7m.
Location: **86 Coppermill Road Wraysbury Staines TW19 5NS**
Applicant: Mrs Sue Smith **c/o Agent:** Mr Matthew Toovey Aspects Architectural Services St Stephens House Arthur Road Windsor SL4 1RU
Determination Date: 1 December 2025
 SD

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02754
Type: Full
Proposal: Retrospective planning application for 2nos. of new hoarding along the boundary fences, 1no. canopy, resiting of the existing canopy, detached storage unit, staff facilities and new signage.
Location: **147 Horton Road Datchet Slough**
Applicant: A Sdik **c/o Agent:** M Ishaq 130 Westerfield Road Ipswich Suffolk IP4 3AE
Determination Date: 22 December 2025
 DZC

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 29th October 2025 **Appn No.:** 25/02807
Type: Listed Building Consent
Proposal: Consent for the replacement of the timber sash windows on first and second floor for flat 2 only.
Location: **2 The Lawn Horton Road Datchet Slough SL3 9HB**
Applicant: James Graham **c/o Agent:** Mr Trevor Mullineaux KLF Structural Design Ltd SBC House Restmor Way Wallington SM6 7AH
Determination Date: 24 December 2025

Ward: Datchet Horton And Wraysbury
Parish: Horton Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02837
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed garage conversion and single storey side extension is lawful.
Location: **86 Coppermill Road Wraysbury Staines TW19 5NS**
Applicant: Mrs Sue Smith **c/o Agent:** Mr Matthew Toovey Aspects Architectural Services Ltd St Stephens House Arthur Road Windsor SL4 1RU
Determination Date: 22 December 2025

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 28th October 2025 **Appn No.:** 25/02728
Type: Full
Proposal: Change of use and demolition of existing office building to form 2 no. dwellings with basement, 2no. ASHP, 2 no. EV points, PV panels and new dropped kerb.
Location: **Nick Faldo Design Overseas Ltd Faldo Headquarters 19 Russell Street Windsor SL4 1HQ**
Applicant: Lewis Berkeley Property Ltd **c/o Agent:** Mr Martin Gaine Just Planning 42 Hampstead House 176 Finchley Road London NW3 6BT
Determination Date: 23 December 2025

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 29th October 2025 **Appn No.:** 25/02756
Type: Full
Proposal: Change of use of the first, second and third floors offices to a 21 bedroom hotel with solar panels, 2no. air source heat pumps with acoustic screening on the roof and alterations to fenestration.
Location: **George V Place Thames Avenue Windsor**
Applicant: Mr Samad Munshi **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning Ltd 3 Elizabeth Gardens Ascot SL5 9BJ
Determination Date: 24 December 2025

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 23rd October 2025 **Appn No.:** 25/02816
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Phasing) and 5 (Lead valley gutters) of Listed Building Consent 23/00532/LBC for a Consent to reroofing, raising the pitch of smaller roof elements and to replace rainwater goods and rooflights.
Location: **The Cloisters And St Marys Chapel 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
Determination Date: 18 December 2025
TWH

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 23rd October 2025 **Appn No.:** 25/02817
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed 2no. front rooflights and 1no. L-shaped rear dormer is lawful.
Location: **76 Arthur Road Windsor SL4 1RX**
Applicant: Mrs Mansoor Zaheer **c/o Agent:** Mr Korban Ali 141 Langley Road Slough Berkshire SL3 7DZ
Determination Date: 18 December 2025
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 23rd October 2025 **Appn No.:** 25/02818
Type: Full
Proposal: Single storey rear extension
Location: **76 Arthur Road Windsor SL4 1RX**
Applicant: Mrs Mansoor Zaheer **c/o Agent:** Mr Korban Ali 141 Langley Road Slough Berkshire SL3 7DZ
Determination Date: 18 December 2025
SD

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 23rd October 2025 **Appn No.:** 25/02832
Type: Full
Proposal: 2no. rear dormers and 2no. front rooflights.
Location: **2 St Marks Place Windsor SL4 3BG**
Applicant: Mr A Fowler **c/o Agent:** Mr S Kerr 43 Cockerton Green Darlington DL3 9EG
Determination Date: 18 December 2025
DBL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 24th October 2025 **Appn No.:** 25/02829
Type: Works To Trees In Conservation Area
Proposal: T1 (07E6) Ceanothus ssp, - cut back to boundary wall.
Location: **51 High Street Eton Windsor SL4 6BL**
Applicant: The Head Gardener
Determination Date: 5 December 2025

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 28th October 2025 **Appn No.:** 25/02853
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 3.92m in depth, 3.51m high with an eaves height of 2.41m.
Location: **78 Albert Street Windsor SL4 5BU**
Applicant: Smith And Cockcroft **c/o Agent:** Mr Jonathan Cobb JAC And Associates Limited Low Burnham Surrey Epworth Lincolnshire DN91DB
Determination Date: 9 December 2025

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 20th October 2025 **Appn No.:** 25/02760
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension, single storey side extension and alterations to fenestration are lawful.
Location: **200 Cookham Road Maidenhead SL6 7HN**
Applicant: C/o Judith Charles **c/o Agent:** Mrs Judith Charles M3 Architectural Design Ltd Basepoint Business Centre 377-399 London Road Camberley GU15 3HL
Determination Date: 15 December 2025

SCS

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 21st October 2025 **Appn No.:** 25/02778
Type: Full
Proposal: Single storey rear extension, new roof to the existing single storey rear element and alterations to fenestration.
Location: **15 The Chase Maidenhead SL6 7QW**
Applicant: Mr Tom Aggar **c/o Agent:** Mr Malcolm Keegan 88 Westwood Green Cookham Maidenhead Berkshire SL6 9DE
Determination Date: 16 December 2025

MZW

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 21st October 2025 **Appn No.:** 25/02791
Type: Works To Trees Covered by TPO
Proposal: (T1) Lime and (T2) Beech - Crown lift to approximately 6.5 by removing secondary growth only and epicormic where possible. Prune away from all properties to give at least 3m clearance. (008/1976/TPO)
Location: **13 Culham Drive Maidenhead SL6 7PW**
Applicant: Mark Simmonds **c/o Agent:** Nathan Cantell Beechwood Tree Care Ltd 2 Playhatch Farm Cottages Playhatch RG4 9QX
Determination Date: 16 December 2025

HL

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 22nd October 2025 **Appn No.:** 25/02784
Type: Part 1 Class AA (enlargement of a
Proposal: Application for prior approval for the construction of one additional storey to the property with a maximum height of 2.76m.
Location: **200 Cookham Road Maidenhead SL6 7HN**
Applicant: Dyer Street Investments Ltd **c/o Agent:** Mrs Judith Charles M3 Architectural Design Ltd Basepoint Business Centre 377-399 London Road Camberley GU15 3HL
Determination Date: 17 December 2025

SCS

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 22nd October 2025 **Appn No.:** 25/02794
Type: Works To Trees In Conservation Area
Proposal: T1 Yew - reduce height and trim all over into neater shape, T2 Holly - reduce height by 1.5m as per photographs.
Location: **31A Furze Platt Road Maidenhead SL6 7NE**
Applicant: John Clarke **c/o Agent:** Jon Simmons JS Arborcraft Ltd 39 Dunwood Court Boyn Valley Road Maidenhead SL6 4JE
Determination Date: 3 December 2025

HL

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02571
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
Determination Date: 22 December 2025

MZV

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 28th October 2025 **Appn No.:** 25/02744
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 16 (Approved Plans) to substitute those plans approved under 23/00647/FULL for a replacement detached dwelling with associated parking and access with amended plans.
Location: **Home Cottage Warren Row Road Warren Row Reading RG10 8QS**
Applicant: Ms Lucy Bond **c/o Agent:** Mrs Lorena Cordido TP Architects 33A St Lukes Road Maidenhead SL6 7DN
Determination Date: 23 December 2025

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02735
Type: Full
Proposal: Part single, part two storey side/rear extension and 1 no detached garage following demolition of existing elements.
Location: **Bentleys Shurlock Row Reading RG10 0PL**
Applicant: Andrew And Elizabeth Railton **c/o Agent:** Mr Simon Sharp JPPC Bagley Croft Hinksey Hill Oxford OX1 5BD
Determination Date: 22 December 2025

SCS

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 17th October 2025 **Appn No.:** 25/02751
Type: Discharge of Condition
Proposal: Details required by Condition 4 (External Lighting Scheme) of planning permission 22/00270/FULL (allowed on appeal) for the erection of 12no. dwellings with associated parking and landscaping and the retention of the existing access road following the demolition of the existing buildings, warehouse, external storage areas and hardstanding.
Location: **Bellman Hanger Shurlock Row Reading RG10 0PL**
Applicant: Mr James Griffiths
Determination Date: 12 December 2025

CZP

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 21st October 2025 **Appn No.:** 25/02783
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 17 (Approved Plans) to substitute those plans approved under 22/01505/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 a replacement dwelling with amended plans.
Location: **Site of Former Channers Honey Lane Hurley Maidenhead**
Applicant: Tamra Booth **c/o Agent:** Mr Ben Reed Ben Reed Architects Ltd Leylands Farm Wrotham Hill Dunsfold Surrey GU8 4PA
Determination Date: 16 December 2025
DAB

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02788
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 24/00635/VAR for the addition of garages to plots 18-19, 27-28 and 3; carports to plots 10-11, 24, 29-30 and 61-62 and pergola's to plots 32, 52-53.
Location: **Grove Park Industrial Estate Waltham Road White Waltham Maidenhead SL6 3LW**
Applicant: Mr James Griffiths
Determination Date: 19 November 2025
NYW

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 29th October 2025 **Appn No.:** 25/02813
Type: Works To Trees Covered by TPO
Proposal: T1 Oak - fell, T2 Hawthorn - fell, T3 Oak - remove major deadwood and crown lifting to 5.5m above ground level, G1 7no. Elms and Ash - fell, G2 Mixed species - remove dead trees, crown lifting to 5.5m above ground level and prune back to boundary fence, remove major deadwood, T4 Ash, T5 Ash, T6 Ash - fell (036/2016/TPO).
Location: **Land Adjacent Blackthorn Farm And Woods Grove West End Road Waltham St Lawrence Reading**
Applicant: Charlie Rodgers **c/o Agent:** Nathan Cantell Beechwood Tree Care Ltd 2 Playhatch Farm Cottages Playhatch RG4 9QX
Determination Date: 24 December 2025

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 23rd October 2025 **Appn No.:** 25/02803
Type: Full
Proposal: Two bay carport.
Location: **Greenshutters High Street Hurley Maidenhead SL6 5LT**
Applicant: Mr Lewis Alcraft **c/o Agent:** Mr Robert Hillier R.M.Hillier Ltd Little Cedar 12A Chapel Road Flackwell Heath High Wycombe HP10 9AA
Determination Date: 18 December 2025
CZB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 20th October 2025 **Appn No.:** 25/02759
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side extension, single storey rear extension and conversion of the detached garage to an office incidental to the main dwelling is lawful.
Location: **93 Brunel Road Maidenhead SL6 2RT**
Applicant: Mrs Kailie Campbell-Smit **c/o Agent:** Mr Carl Collins Residential Architecture 13 Straight Bit Flackwell Heath HP10 9LS
Determination Date: 15 December 2025
SCS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 23rd October 2025 **Appn No.:** 25/02814
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/01491/FULL for the addition of 1no. canopy over loading bay shutters, 1no. automated sliding gate at car park entrance, relocation of 3no. blue badge parking bays resulting in the loss of 2no. non blue badge parking spaces.
Location: **Eurasia Headquarters Concorde Road Maidenhead SL6 4BY**
Applicant: Vanguard Holdings Ltd **c/o Agent:** Mrs Julie Cowan Papouskova NTA Planning LLP 46 James Street London W1U 1EZ
Determination Date: 20 November 2025
DAB

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 29th October 2025 **Appn No.:** 25/02684
Type: Listed Building Consent
Proposal: Consent for the retention and upgrade of historic doors through repairs, installation of intumescent strips and smoke seals, and application of clear intumescent varnish/paint where necessary.
Location: **5 The Tapestries Straight Road Old Windsor Windsor SL4 2RN**
Applicant: Miss Lisa Grace
Determination Date: 24 December 2025

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 21st October 2025 **Appn No.:** 25/02780
Type: Full
Proposal: Single storey rear extension and alterations to fenestration.
Location: **23 Bolton Crescent Windsor SL4 3JH**
Applicant: Mr And Mrs S Jones **c/o Agent:** Mr Christopher Arden Christopher Arden Chartered Architects 11 Galton Road Sunningdale Ascot SL5 0BP
Determination Date: 16 December 2025
AI

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 28th October 2025 **Appn No.:** 25/02792
Type: Full
Proposal: New front canopy, part single, part two storey rear extension with 1 no. rear first floor Juliet balcony, alterations to fenestration, new front boundary treatment, 1no. entrance gate and 1 no. pedestrian gate, following demolition of existing elements.
Location: **11 Datchet Road Old Windsor Windsor SL4 2RJ**
Applicant: Ms Williams **c/o Agent:** Mr Darren Maskell Whiteman Architects 7C West Street Ewell Surrey KT17 1UZ
Determination Date: 23 December 2025
ZP

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 23rd October 2025 **Appn No.:** 25/02821
Type: Works To Trees Covered by TPO
Proposal: White dot - Horse chestnut - Reduce the lowest 3 limbs over neighbours by 2-2.5m back to previous points to provide 2.5m clearance, Black dot - Horse Chestnut - Reduce spread over fence line by up to 2.5m by reducing over extending branches on the lower 50% of the canopy and raise lower hanging branches growing over fence line to provide suitable clearance leaving spread of tree at 14m (002/1994/TPO).
Location: **1 The Redwoods Windsor SL4 3TA**
Applicant: Mr Joe Margerrison
Determination Date: 18 December 2025
 AYB

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 24th October 2025 **Appn No.:** 25/02785
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed outbuilding is lawful.
Location: **31 Camley Gardens Maidenhead SL6 5JW**
Applicant: Mr A Collins **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Determination Date: 19 December 2025

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 24th October 2025 **Appn No.:** 25/02809
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed 1no. side dormer and alterations to fenestration are lawful.
Location: **Grayrigg Darlings Lane Maidenhead SL6 6PB**
Applicant: Ms Roberts **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Determination Date: 19 December 2025

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 24th October 2025 **Appn No.:** 25/02825
Type: Full
Proposal: Single storey side/rear extension, 1no. front and 1no. rear dormer to accommodate a loft conversion and alterations to fenestration.
Location: **5 Tavistock Close Maidenhead SL6 5JN**
Applicant: Mrs J Prictoe **c/o Agent:** Christopher Hunt 32 Marlow Bottom Marlow SL7 3LY
Determination Date: 19 December 2025
 RVS

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 21st October 2025 **Appn No.:** 25/02773
Type: Discharge of Condition
Proposal: Details required by Condition 14 (Foul and Surface Water Management) 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
Determination Date: 16 December 2025
ME

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 21st October 2025 **Appn No.:** 25/02777
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Permeable Paved And Lined Parking Spaces) of planning permission 24/02717/REM for reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/01537/OUT (allowed on appeal) for of up to 330 dwellings and land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and associated works (means of access only to be considered at this stage with all other matters to be reserved).
Location: **Land At Spencers Farm Summerleaze Road Maidenhead**
Applicant: Mr Matthew Powell
Determination Date: 16 December 2025
ME

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 20th October 2025 **Appn No.:** 25/02762
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 4 (approved Plans) to substitute those plans approved under 24/03049/FULL for a garage conversion to habitable accommodation ancillary to Larkshill Court and alterations to fenestration with amended plans.
Location: **Larkshill Court Titlarks Hill Sunningdale Ascot SL5 0JD**
Applicant: HH Sheikh Butti Maktoum **c/o Agent:** Halo Architects Ltd The Old Fire Station Pycroft Road Chertsey KT16 9HL
Determination Date: 15 December 2025
FAC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02796
Type: Works To Trees Covered by TPO
Proposal: T1 Oak - reduce spread by 2-2.5m leaving a final spread of 4-5m and crown thinning by 15% as per photographs (011/2016/TPO).
Location: **The Hollies Broomhall Lane Sunningdale Ascot SL5 0DG**
Applicant: Mr Rimmell **c/o Agent:** Mr Tim Clay 1st Call Trees Ltd Hazelbank Nursery Tilford Street Tilford Farnham GU10 2AA
Determination Date: 17 December 2025
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 23rd October 2025 **Appn No.:** 25/02815
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Finished slab levels), 6 (Bat licence), 8 (Biodiversity Gain Plan), 9 (Biodiversity Enhancements), 10 (Management plan), 15 (Foundations) and 16 (Services) of planning permission 23/01728/FULL for a Replacement dwelling following demolition of existing dwelling and outbuildings.
Location: **Saltaire Devenish Road Sunningdale Ascot SL5 9QP**
Applicant: Mr Russell Stevens
Determination Date: 18 December 2025

DZC

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 23rd October 2025 **Appn No.:** 25/02739
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Door Materials) of planning permission 25/00704/FULL for a new front access door to the first and second floor offices.
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
Determination Date: 18 December 2025

DPK

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 24th October 2025 **Appn No.:** 25/02826
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 4no. dwelling (Use Class C3).
Location: **Prince Albert House 20 King Street Maidenhead SL6 1DT**
Applicant: Mr Daniel Reid **c/o Agent:** Mr Roger Farquharson Design And Technical Management ChilternHouse 64 High Street Burnham SL1 7JT
Determination Date: 19 December 2025

DPK

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 27th October 2025 **Appn No.:** 25/02847
Type: Listed Building Consent
Proposal: Consent to install Wi-Fi infrastructure.
Location: **The Bear 8 - 10 High Street Maidenhead SL6 1QJ**
Applicant: Mr Paul Curran **c/o Agent:** Harrison Ince Harrison Ince Architects Ltd Eastgate 2 Castle Street Manchester M3 4LZ
Determination Date: 22 December 2025

DPK

Spheres of Mutual Interest Notifications Received

Weekly List No.: 44.

31 October 2025

The following consultations have been received from neighbouring authorities. Any comments or queries relating to these applications should be directed to the local authority shown below.

Consultation. Date:	20th October 2025	RBWM Ref. No.: 25/30004
Type:	Spheres of Mutual Interest	
Proposal:	Redevelopment of part of site to provide four dwellings with associated access, parking and landscaping, following demolition of existing dwelling and buildings. (Cross Boundary Application).	
Location:	Oak Tree Farm And Barn At Oak Tree Farm Twyford Road Binfield Bracknell	
Neighbouring Authority:	Sarah Fryer Bracknell Forest Council Planning Department Time Square Market Street Bracknell Berkshire RG12 1JD Email: Sarah.Fryer@Bracknell-Forest.gov.ukTel: 01344 351149	
Consultation End Date:	17 November 2025	