

## Planning Applications Received

**Weekly List No.: 50.**  
**12 December 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:** 4th December 2025 **Appn No.:** 25/03176  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed 1no. side dormer to accommodate a loft conversion is lawful.  
**Location:** **22 Upper Village Road Ascot SL5 7AG**  
**Applicant:** Mr And Mrs Azulay **c/o Agent:** Mrs Linda Darby Hemmings Hampton House Farm Kinton Warwick CV35 0JH  
**Determination Date:** 29 January 2026  
DBL

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03196  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 4 (Wintertree Software Inc.) of planning permission 25/00855/FULL for the Development of new apartment building comprising 3no. 1-bedroom units and 3no. 2-bedroom units with associated parking, landscaping, refuse store and cycle store.  
**Location:** **Land At Former Heatherwood Hospital London Road Ascot**  
**Applicant:** Miss Charlotte Marshall  
**Determination Date:** 2 February 2026  
JO

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03144  
**Type:** Full  
**Proposal:** The temporary siting of a static caravan for 18 months.  
**Location:** **The Chequers Dean Lane Cookham Maidenhead SL6 9BQ**  
**Applicant:** Mr Mark Boulding **c/o Agent:** Kate Rutland DP Architects The Old Brewery Tap 3 Shirburn Street Watlington OX49 5BU  
**Determination Date:** 2 February 2026  
MZV

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/03175  
**Type:** Full  
**Proposal:** Single storey extension to east elevation, new raised patio, steps and alterations to fenestration following demolition of existing element.  
**Location:** **Riversteps Gibraltar Lane Cookham Maidenhead SL6 9TR**  
**Applicant:** Mr And Mrs Worsfold **c/o Agent:** T T Jones T Jones Wyebridge House Cores End Road Bourne End SL8 5HH  
**Determination Date:** 29 January 2026  
 MZW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03207  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73A) of Condition 4 (Biodiversity Enhancements) approved under planning permission 24/02128/FULL for a replacement cattle barn.  
**Location:** **Pound Field Open Space Terrys Lane Cookham Maidenhead**  
**Applicant:** Mr T Brierley **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor Berkshire SL4 5EN  
**Determination Date:** 2 February 2026  
 DAB

**Ward:** Bisham And Cookham  
**Parish:** Bisham Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03209  
**Type:** Listed Building Consent  
**Proposal:** Consent for masonry and window repairs including removal of previous cementitious repairs, localised replacement of clunch, Caen stone, brickwork and flint panels where necessary alongside repointing works, works to chimneys, replacement of rainwater goods and lighting conductor system, installation of new roof access hatch and mansafe system.  
**Location:** **Bisham Abbey Bisham Village Marlow Road Bisham Marlow SL7 1RR**  
**Applicant:** Helen McCabe **c/o Agent:** Zanna Krzyzanowska Martin Ashley Architects 745 Regal House 70 London Road Twickenham TW1 3QS  
**Determination Date:** 2 February 2026  
 DJ

**Ward:** Bisham And Cookham  
**Parish:** Bisham Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03210  
**Type:** Works To Trees In Conservation Area  
**Proposal:** Ash - remove 3 lower branches on the southern side.  
**Location:** **Compleat Cottage Bisham Road Bisham Marlow SL7 1RL**  
**Applicant:** Mr James McFarlane  
**Determination Date:** 19 January 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03214  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 10 (External lighting) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03215  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 10 (External lighting) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03216  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 7 (Materials) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03217  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 7 (Materials) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03218  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 8 (Noise mitigation) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03219  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 8 (Noise) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03220  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 9 (Air quality) and 12 (CEMP) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03221  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 9 (Air quality) and 12 (CEMP) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03222  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 5 (Energy and sustainability) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03226  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 4 (Electric Car Points) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03227  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 4 (Electric Vehicles) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03228  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 11 (Air Source Heat Pumps) of planning permission 23/02019/OUT for a A hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03229  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 11 (Air Source Heat Pump) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 11th December 2025 **Appn No.:** 25/03230  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 22 (Minerals and Waste) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 5 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03231  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 22 (Minerals Extraction) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 11th December 2025 **Appn No.:** 25/03232  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 18 (Lighting - Ecology) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 5 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 11th December 2025 **Appn No.:** 25/03233  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 18 (External Lighting Ecology) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 5 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 10th December 2025 **Appn No.:** 25/03234  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 23 (Archaeological works including a WSI) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 4 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03235  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 23 (Archaeological works including a WSI) of planning permission 23/02019/OUT for a A hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03236  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 33 (Bin collection points and recycling facilities of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03237  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 6 (Categories M4 of approved document part M) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03238  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 15 (CEMP - Biodiversity) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03239  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 15 (CEMP Biodiversity) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03241  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 33 (refuse storage and recycling facilities) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW



**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03242  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 37 (Additional Acoustic Survey) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03243  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 6 (Categories M4 of approved document part M) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03244  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 17 (Biodiversity Enhancements) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026  
 NYW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03245  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 17 (Biodiversity Enhancements) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03246  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 38 (Drainage Network) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.  
**Location:** **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03247  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 36 (Drainage Network) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.  
**Location:** **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**  
**Applicant:** Mr Oliver Fairman  
**Determination Date:** 3 February 2026

**Ward:** Bisham And Cookham  
**Parish:** Bisham Parish  
**Appn. Date:** 11th December 2025 **Appn No.:** 25/03298  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 6 (partial discharge) (Tile Sample) of listed building consent 25/02344/LBC for the consent for the removal and replacement of existing roof tiles, roofing felt and battens, repair timbers, wallhead, central turret and 4no. dormers where required to the Dovecote.  
**Location:** **Bisham Abbey Bisham Village Marlow Road Bisham Marlow SL7 1RR**  
**Applicant:** Mr Richard Oxley **c/o Agent:** Mr Richard Oxley Oxley Conservation 8A Friday Street Henley On Thames RG9 1AH  
**Determination Date:** 5 February 2026

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 10th December 2025 **Appn No.:** 25/03033  
**Type:** Full  
**Proposal:** 1no. new dwelling, hard-standing, landscaping, boundary treatment and new access.  
**Location:** **Land West of Braywick Corner Ascot Road Maidenhead**  
**Applicant:** Mr Nick Lee-Robinson **c/o Agent:** Mr Mark Dodds MDE Planning Consultants 5 Devon Terrace Berwick Upon Tweed TD15 1JE  
**Determination Date:** 4 February 2026

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 24th November 2025 **Appn No.:** 25/03081  
**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:** Mr Joe Whittaker **c/o Agent:** Mr Matt Toovey Aspects Architectural Services Ltd St Stephens House Arthur Road Windsor SL4 1RU  
**Determination Date:** 22 December 2025  
DJ

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 5th December 2025 **Appn No.:** 25/03178  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1 -T2) Cherries - Crown reduce leaving a final height of 4.5m and spread of 2.5m.  
**Location:** **1 Elm Cottages Holyport Street Holyport Maidenhead SL6 2JU**  
**Applicant:** Mrs Kneen **c/o Agent:** Rebecca Watts R Watts & Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ  
**Determination Date:** 16 January 2026

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/03180  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 5 (Biodiversity Enhancements) of planning permission 25/02455/FULL for 2no. single storey front extensions, single storey side extension and alterations to fenestration following the demolition of the existing detached outbuildings.  
**Location:** **Little Basing Vicarage Walk Bray Maidenhead SL6 2AE**  
**Applicant:** Mr Michael Papaioannou **c/o Agent:** Ms Polly Flynn Pocket Architecture 31 Cressida Road London N19 3JN  
**Determination Date:** 29 January 2026  
CZB

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 5th December 2025 **Appn No.:** 25/03202  
**Type:** Works To Trees In Conservation Area  
**Proposal:** Common Oak - crown reduce height by 3m (from 17m to 14m) and radial spread by 2m (from 10m to 8m) and crown thin by 25%.  
**Location:** **Budds Oak Langworthy Lane Holyport Maidenhead SL6 2HN**  
**Applicant:** Ms A Grad **c/o Agent:** Mr Hal Appleyard ACS (Trees) Consulting Tree Tops 2 Redwood Mount Reigate RH2 9NB  
**Determination Date:** 16 January 2026

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03213  
**Type:** Reserved Matters  
**Proposal:** Reserved Matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/02789/OUT (allowed at appeal) for Outline application for access only to be considered at this stage for x4 serviced plots for Self-Build and Custom Housebuilding (Plot 3).  
**Location:** **Land Adjacent Pond View Sturt Green Holyport Maidenhead SL6 2JH**  
**Applicant:** K Pryse  
**Determination Date:** 3 February 2026

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 10th December 2025 **Appn No.:** 25/03191  
**Type:** Full  
**Proposal:** Alterations to existing single storey rear extension, proposed 1no. rooflight, proposed 4no. solar panels to the roof, alterations to fenestration and enlargement of the existing terrace following the demolition of the existing elements.  
**Location:** **15 Laburnham Road Maidenhead SL6 4DB**  
**Applicant:** Gregory Haslett **c/o Agent:** Mr Alexander Frehse Studio 8FOLD Workshop 6 2 Gastineau Yard London SW9 7FA  
**Determination Date:** 4 February 2026

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/03184  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73) of Condition 3 to substitute those plans approved under 25/01248/FULL for the Single storey front extension, part single part two storey side/rear extension, alterations to hardstanding and 1 no. outbuilding following demolition of existing elements with amended plans.  
**Location:** **7 Harcourt Road Windsor SL4 5NA**  
**Applicant:** Mr D And Ms E Brady And Webb **c/o Agent:** Mr Chris Connor Christopher James Architecture 27 Chaucer Way Woosehill Wokingham RG41 3BG  
**Determination Date:** 29 January 2026  
DBL

**Ward:** Clewer And Dedworth West  
**Parish:** Bray Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03034  
**Type:** Works To Trees Covered by TPO  
**Proposal:** Fir Tree - Prune/reduce crown in height and lateral growth by a maximum of 1-1.5m, trim branches to give a 1.5-2.5m clearance directly over the roof of the social club and park home (3 Main Road), prune branches touching the overhead cables (017/1993/TPO).  
**Location:** **Park Cottage Maidenhead Road Windsor SL4 5TR**  
**Applicant:** Mrs Stephanie Siroto **c/o Agent:** Mrs Stephanie Siroto Willows Parks Estates Maidenhead Road Windsor SL4 5TR  
**Determination Date:** 2 February 2026

**Ward:** Clewer East  
**Parish:** Windsor Unparished  
**Appn. Date:** 5th December 2025 **Appn No.:** 25/03179  
**Type:** Works To Trees Covered by TPO  
**Proposal:** G1 - Sycamore and Poplar - tip back and crown lifting lowest lateral to 1.75m above ground level, H1 - Beech - reduce back to 0.7m from trunk and crown lifting to 4.5m along line for 30cm, T1 - Cherry - crown reduction by 1.5m, leaving a final height of 6m and spread of 3m, T2 - Cherry - reduce height by 1.5m to a final height of 4m, T3 - Hawthorn - crown reduction by 1m to a final height of 4m and spread of 2m (002/1989/TPO).  
**Location:** **Oakfield First School Imperial Road Windsor SL4 3RU**  
**Applicant:** Mrs Lysney **c/o Agent:** Rebecca Watts R Watts And Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ  
**Determination Date:** 30 January 2026

**Ward:** Cox Green  
**Parish:** Cox Green Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03135  
**Type:** Listed Building Consent  
**Proposal:** Consent for surface water and foul drainage proposals for Ockwells Manor House.  
**Location:** **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**  
**Applicant:** Mr Sebastien Aguetant **c/o Agent:** Mrs Claire Paterson Spratley And Partners 7 Centenary Business Park Station Road Henley On Thames Oxfordshire RG9 1DS  
**Determination Date:** 3 February 2026  
MZV

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Datchet Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03007  
**Type:** Full  
**Proposal:** Change of use of the former mortuary building to a wardens utility room external works to include repairs to doors, frames and rainwater goods, re-point and replace brickwork, and remove paintwork to rear elevation.  
**Location:** **Datchet Parish Council Cemetery Lodge 38 Ditton Road Datchet Slough SL3 9LS**  
**Applicant:** Caroline Wise **c/o Agent:** Mr James Harvie Flat 2 31 Slough Road Slough SL3 9AL  
**Determination Date:** 2 February 2026  
FAC

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Wraysbury Parish  
**Appn. Date:** 2nd December 2025 **Appn No.:** 25/03101  
**Type:** Full  
**Proposal:** Enlargement of existing dormer and alterations to fenestration  
**Location:** **21 Acacia Avenue Wraysbury Staines TW19 5HD**  
**Applicant:** Mr Nigel Underdown **c/o Agent:** Aspects Architectural Services Ltd St Stephens House Windsor Berkshire SL4 1RU  
**Determination Date:** 27 January 2026  
SD

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Wraysbury Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03153  
**Type:** Full  
**Proposal:** Garage conversion, front canopy, enlargement of existing front dormer, 1no. rear balcony with glass balustrade and alterations to fenestration.  
**Location:** **40 Hythe End Road Wraysbury Staines TW19 5AR**  
**Applicant:** Mr P Sharma **c/o Agent:** Mr Munawar Hussain Futurevisions UK Ltd 16 Golfe Road Ilford IG11SU  
**Determination Date:** 2 February 2026  
FAC

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Datchet Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03177  
**Type:** Full  
**Proposal:** 1no. detached outbuilding with canopy and raised decking ancillary to the main dwelling (part retrospective).  
**Location:** **14 Eton Road Datchet Slough SL3 9AY**  
**Applicant:** Mr Vikas Kakar **c/o Agent:** Mr Daren Goldsmith 25 Carlton Road Wickford SS11 7N  
**Determination Date:** 2 February 2026  
DZC

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Datchet Parish  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/03192  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T1 and T2 - Lombardy Poplar - fell.  
**Location:** **8 Riverside Gardens Moorings Windsor Road Datchet Slough SL3 9BR**  
**Applicant:** Mr Arron Sanderson **c/o Agent:** Mr Arron Sanderson The Crown Estate 15 The Village Windsor Great Park Windsor SL4 2HU  
**Determination Date:** 15 January 2026

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 11th December 2025 **Appn No.:** 25/02886  
**Type:** Listed Building Consent  
**Proposal:** Consent for new signage and 2no. flagpoles.  
**Location:** **12 High Street Windsor SL4 1LT**  
**Applicant:** Mrs Charul Patel **c/o Agent:** Mr Sunil Mehan Rammurti Design Limited 268 Tilehurst Road Reading RG30 2NE United Kingdom  
**Determination Date:** 5 February 2026

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03098  
**Type:** Full  
**Proposal:** Garage conversion, single storey side extension, single storey side/rear extension and new hardstanding.  
**Location:** **1 Colenorton Crescent Eton Wick Windsor SL4 6NW**  
**Applicant:** Mr And Mrs Tonks And Weston **c/o Agent:** Mr Saqib Jasrai ADB Interiors 2nd Floor College House 17 King Edwards Road Ruislip HA4 7AE  
**Determination Date:** 2 February 2026  
SD

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 3rd December 2025 **Appn No.:** 25/03165  
**Type:** Full  
**Proposal:** Alterations to the existing roof to include new balustrades and alterations to fenestration.  
**Location:** **Felstead House 2 - 6 Frances Road Windsor SL4 3FR**  
**Applicant:** Mr Smith **c/o Agent:** Mr Kieran Rafferty KR Planning 183 Seafield Road Bournemouth BH6 5LJ  
**Determination Date:** 28 January 2026  
JO

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 3rd December 2025 **Appn No.:** 25/03166  
**Type:** Non-material Amendment  
**Proposal:** Non material amendments to planning permission 25/02201/VAR for a new ground floor side door following the removal of the 1no. ground floor side window  
**Location:** **13 Sunbury Road Eton Windsor SL4 6BA**  
**Applicant:** Mr Erint Petsani  
**Determination Date:** 31 December 2025  
AI

<b>Ward:</b>	Eton And Castle	
<b>Parish:</b>	Windsor Unparished	
<b>Appn. Date:</b>	8th December 2025	<b>Appn No.:</b> 25/03201
<b>Type:</b>	Full	
<b>Proposal:</b>	Change of use from a retail unit and 1no. one bedroom flat to 1no. three bedroom dwelling and cycle store.	
<b>Location:</b>	<b>181 And Flat At 181 Oxford Road Windsor</b>	
<b>Applicant:</b>	Mr Colin Duffy <b>c/o Agent:</b> Mr Kaleem Janjua M C S Design Architectural Services Rivendell 8A Priory Lane Warfield Bracknell RG42 2JU	
<b>Determination Date:</b>	2 February 2026	
DZC		
<b>Ward:</b>	Eton And Castle	
<b>Parish:</b>	Windsor Unparished	
<b>Appn. Date:</b>	10th December 2025	<b>Appn No.:</b> 25/03263
<b>Type:</b>	Discharge of Condition	
<b>Proposal:</b>	Details required by Condition 3 (Windows and Doors) of planning permission 25/00527/FULL for a New shopfront with new access to flat above.	
<b>Location:</b>	<b>Wilkinson 65 Peascod Street Windsor SL4 1DE</b>	
<b>Applicant:</b>	Miss Angeleen Arora <b>c/o Agent:</b> P R Architecture 120 Pinner Road Harrow HA1 4JD	
<b>Determination Date:</b>	4 February 2026	
<b>Ward:</b>	Eton And Castle	
<b>Parish:</b>	Eton Town Council	
<b>Appn. Date:</b>	11th December 2025	<b>Appn No.:</b> 25/03294
<b>Type:</b>	Works To Trees In Conservation Area	
<b>Proposal:</b>	(T6) Platanus x hispanica - crown lift all round 2.5m / Remove hangers, broken branches, stubs and deadwood >25mm and (T8) Acer pseudoplatanus - cut back lateral branches from eastern sided property by 2.0m to suitable growth points.	
<b>Location:</b>	<b>Atherton Court Meadow Lane Eton Windsor</b>	
<b>Applicant:</b>	Mr Ed Faherty	
<b>Determination Date:</b>	22 January 2026	
<b>Ward:</b>	Hurley And Walthams	
<b>Parish:</b>	Waltham St Lawrence Parish	
<b>Appn. Date:</b>	9th December 2025	<b>Appn No.:</b> 25/03190
<b>Type:</b>	Full	
<b>Proposal:</b>	Alterations to fenestration and doors to the front, sides and rear ground floor elevations.	
<b>Location:</b>	<b>Wedgewood Sill Bridge Lane Waltham St Lawrence Reading RG10 0NT</b>	
<b>Applicant:</b>	Mr And Mrs T Ritchie <b>c/o Agent:</b> Mr Tom McArdle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ	
<b>Determination Date:</b>	3 February 2026	
<b>Ward:</b>	Hurley And Walthams	
<b>Parish:</b>	Waltham St Lawrence Parish	
<b>Appn. Date:</b>	8th December 2025	<b>Appn No.:</b> 25/03200
<b>Type:</b>	Full	
<b>Proposal:</b>	Change of use of the outbuilding to use for short term holiday lets (retrospective).	
<b>Location:</b>	<b>4 Church Farm Cottages Halls Lane Waltham St Lawrence Reading RG10 0JG</b>	
<b>Applicant:</b>	Mrs Caroline Butler <b>c/o Agent:</b> Mrs Judith Charles M3 Architectural Design Ltd Basepoint Business Centre 377-399 London Road Camberley GU15 3HL	
<b>Determination Date:</b>	2 February 2026	

<b>Ward:</b>	Hurley And Walthams	
<b>Parish:</b>	Hurley Parish	
<b>Appn. Date:</b>	8th December 2025	<b>Appn No.:</b> 25/03206
<b>Type:</b>	Discharge of Condition	
<b>Proposal:</b>	Details required by Condition 2 (Animal Waste) and Condition 3 (Biodiversity) of planning permission 23/02025/FULL for the erection of a livestock building.	
<b>Location:</b>	<b>Oak Tree Farm Hurley Lane Hurley Maidenhead SL6 5LL</b>	
<b>Applicant:</b>	Mr Oliver Young <b>c/o Agent:</b> Mr Tom McArdle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ	
<b>Determination Date:</b>	2 February 2026	
DPK		
<b>Ward:</b>	Oldfield	
<b>Parish:</b>	Maidenhead Unparished	
<b>Appn. Date:</b>	5th December 2025	<b>Appn No.:</b> 25/03195
<b>Type:</b>	Variation Under Reg 73	
<b>Proposal:</b>	Variation (under Section 73) of Condition 3 (Approved Plans) to substitute those plans approved under 25/02015/FULL for a single storey rear extension following demolition of existing outbuilding. with amended plans.	
<b>Location:</b>	<b>66 Larchfield Road Maidenhead SL6 2SF</b>	
<b>Applicant:</b>	Mrs Suzanne Mee <b>c/o Agent:</b> Mr A B Jackson JAC Property Consultants Limited 6 High View Place Amersham Buckinghamshire HP7 9FE	
<b>Determination Date:</b>	30 January 2026	
MZW		
<b>Ward:</b>	Oldfield	
<b>Parish:</b>	Maidenhead Unparished	
<b>Appn. Date:</b>	8th December 2025	<b>Appn No.:</b> 25/03194
<b>Type:</b>	Variation Under Reg 73	
<b>Proposal:</b>	Variation (under Section 73) of Condition 10 to substitute those plans approved under 25/01491/FULL for the Change of use from office accommodation (Class E) to a self-storage facility (Class B8), new boundary treatment, 1 no. entrance gate, 4 no. EV charging points and new PV panels with amended plans and details required by Condition 8 (Solar panels).	
<b>Location:</b>	<b>Eurasia Headquarters Concorde Road Maidenhead SL6 4BY</b>	
<b>Applicant:</b>	Vanguard Holdings Ltd <b>c/o Agent:</b> Mrs Julie Cowan Papouskova NTA Planning LLP 46 James Street London W1U 1EZ	
<b>Determination Date:</b>	2 February 2026	
<b>Ward:</b>	Oldfield	
<b>Parish:</b>	Maidenhead Unparished	
<b>Appn. Date:</b>	8th December 2025	<b>Appn No.:</b> 25/03204
<b>Type:</b>	Discharge of Condition	
<b>Proposal:</b>	Details required by Condition 3 (Sustainability) of planning permission 25/01837/FULL for the subdivision of the existing retail unit to create 2no. retail units, enlargement of the existing mezzanine, new entrance with canopy, alterations to the external finish and fenestration.	
<b>Location:</b>	<b>The Range Unit 4 Stafferton Way Retail Park Stafferton Way Maidenhead SL6 1AY</b>	
<b>Applicant:</b>	Ms Harriet Todd <b>c/o Agent:</b> Ms Harriet Todd Icen Projects Da Vinci House 44 Saffron Hill London EC1N 8FH	
<b>Determination Date:</b>	2 February 2026	
SRD		



**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03208  
**Type:** Full  
**Proposal:** Single storey side extension.  
**Location:** **3 Clifton Close Maidenhead SL6 1DF**  
**Applicant:** Mr Richard Trigle **c/o Agent:** Mr Jonathan Heighway Heighway Associates 34 West Street Marlow SL7 2NB  
**Determination Date:** 3 February 2026

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 10th December 2025 **Appn No.:** 25/03266  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 2 (External Materials), 5 (Biodiversity Enhancements), 10 (Landscaping), 11 (Cycle Parking) and 12 (EV charging points) of planning permission 21/02344/FULL for a Replacement dwelling.  
**Location:** **33 Ham Island Old Windsor Windsor SL4 2JY**  
**Applicant:** Mr Rich Neal **c/o Agent:** Hannah Barnard Michael Aubrey Barrow Limited 6 Ivanhoe Road Finchampstead RG40 4QQ  
**Determination Date:** 4 February 2026

**Ward:** Pinkneys Green  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 10th December 2025 **Appn No.:** 25/03092  
**Type:** Full  
**Proposal:** New front porch, single storey rear extension, flue and alterations to fenestration.  
**Location:** **2 Briar Cottages Bakers Lane Maidenhead SL6 6QH**  
**Applicant:** Ms Michele Morgan **c/o Agent:** Mrs Ellana Reilly HAC Designs 10 Beech Court Wharfdale Road Hurst RG10 0RQ  
**Determination Date:** 4 February 2026

**Ward:** Pinkneys Green  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/03173  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73) of Condition 16 to substitute those plans approved under 23/02399/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 2no. detached dwellings with amended plans.  
**Location:** **Land To The Rear of 62 And 64 St Marks Crescent Maidenhead**  
**Applicant:** Jonathan Dean Developments Ltd **c/o Agent:** John Hancock Brocklehurst Architects 15 High Street West Wycombe HP14 3AE  
**Determination Date:** 29 January 2026

DPK

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/02869  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 14 (Cycle Parking - Dwelling) and 15 (Cycle Parking - Apartment Block) 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:** 29 January 2026  
 SH

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/02881  
**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 3m.  
**Location:** **45 Maidenhead Court Park Maidenhead SL6 8HN**  
**Applicant:** Mr Amelio Aleo **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP  
**Determination Date:** 3 February 2026

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 2nd December 2025 **Appn No.:** 25/03156  
**Type:** Full  
**Proposal:** Single storey front extension, part single part two storey side/rear extension, loft conversion with 2no. rear dormers, replacement chimney, alterations to fenestration and detached double garage following the demolition of the existing garage.  
**Location:** **91 Lower Cookham Road Maidenhead SL6 8JY**  
**Applicant:** Mr A Mirza **c/o Agent:** Mr P Sehmi P3 Architecture And Project Management Ltd 189 Lynchford Road Farnborough Hampshire GU146HD  
**Determination Date:** 27 January 2026  
 SCS

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03199  
**Type:** Full  
**Proposal:** Single storey front extension, single storey front/side extension, single storey rear extension with flue and PV panels, new steps, alterations to the external finish and fenestration and a replacement garage with first floor habitable accommodation (home office), Juliet balcony and glazed link to the main dwelling.  
**Location:** **Whitewalls 3 Horton Close Maidenhead SL6 8TP**  
**Applicant:** Mr And Mrs Smith **c/o Agent:** Mr Alistair Riley Alistair Riley Architects Ltd 122 Upper Way Upper Longdon Rugeley WS15 1QD  
**Determination Date:** 2 February 2026

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 3rd December 2025 **Appn No.:** 25/03163  
**Type:** Full  
**Proposal:** Part garage conversion, single storey rear extension and alterations to fenestration.  
**Location:** **8 Redwood Drive Sunningdale Ascot SL5 0LW**  
**Applicant:** Ms Sophie Symmonds **c/o Agent:** Ms Louise Palomba Loup Architecture Ltd 24 Weir Road Chertsey Surrey KT16 8NE  
**Determination Date:** 28 January 2026  
DBL

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/03181  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed single storey rear extension with canopy, new flat roof and replacement of the rear window to a sliding door to the existing single storey rear element are lawful.  
**Location:** **Guardians Broomfield Park Sunningdale Ascot SL5 0JS**  
**Applicant:** Rick And Jo Hermon **c/o Agent:** Anne Owen Anne Owen Architects Ltd 24 Springfield Park Twyford Reading RG10 9JH  
**Determination Date:** 29 January 2026  
SCS

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/03189  
**Type:** Works To Trees Covered by TPO  
**Proposal:** T1 and T2 - 2 x Lawson Cypress - fell, T3 - T8 - 6 x Douglas Fir - crown lifting to 5m from ground level, T9 - Sycamore, T10 Douglas Fir, T11 - T13, T14 - Conifer and G1 - Holly and Laurel - fell (002/1964/TPO).  
**Location:** **7 Greenways Drive Sunningdale Ascot SL5 9QS**  
**Applicant:** Neen Walia **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN  
**Determination Date:** 29 January 2026

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03193  
**Type:** Permitted Development Extended  
**Proposal:** Single storey side/rear extension no greater than 8.00m in depth, 4.00m high with an eaves height of 2.40m, 2no. front canopies no greater than 3 sqm, hip to gable, new roof to existing side element and alterations to fenestration.  
**Location:** **Ellesmere 4 Green Lane Ascot SL5 7QJ**  
**Applicant:** Mr Andy Tropia **c/o Agent:** Mr Andy Tropia AtDesigned Ltd 25 Woodend Drive Ascot SL5 9BD  
**Determination Date:** 19 January 2026  
SD

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03240  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 17 (Precautionary Method Statement) of planning permission 23/02311/FULL for a Change of use and refurbishment of the Grade II listed Silwood Manor and attached stables to residential use comprising 21 apartments plus associated external works to provide parking, access, and landscaping. Retention, refurbishment and extension of Silwood Lodge. Erection of 14 new dwellings within the Silwood Park grounds following the demolition of the existing outbuildings including access, parking and landscaping. Reuse of existing site access from London Road.  
**Location:** **Land At Silwood Park London Road Sunninghill Ascot**  
**Applicant:** Mr Matthew Parry  
**Determination Date:** 3 February 2026  
 JO

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 4th December 2025 **Appn No.:** 25/03133  
**Type:** Full  
**Proposal:** 2no. front dormers.  
**Location:** **OXFAM 81 High Street Maidenhead SL6 1JX**  
**Applicant:** Raj Kapur **c/o Agent:** Katie Flower TPA Studio 33A St Lukes Road Maidenhead SL6 7DN  
**Determination Date:** 29 January 2026  
 MZW

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03187  
**Type:** Permitted Development Extended  
**Proposal:** Single storey rear extension no greater than 5.00m in depth, 4.00m high with an eaves height of 3.00m.  
**Location:** **3 Oldacres Maidenhead SL6 1XH**  
**Applicant:** Mr Nagasundar Mathur **c/o Agent:** Mr Kaleem Janjua M C S Design Architectural Services Rivendell 8A Priory Lane Warfield Bracknell RG42 2JU  
**Determination Date:** 20 January 2026  
 DJ

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 9th December 2025 **Appn No.:** 25/03212  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 8 (vent details) and 9 (ASHP) of planning permission 23/03024/FULL for a New shopfront, part change of use of the first floor from retail storage (Class E) to residential (Class C3) to provide 4no. apartments with roof terraces, addition of a second floor to provide 2no. apartments, creation of amenity space and provision of windows and doors in new rear elevation following the partial demolition of the existing first floor.  
**Location:** **88 - 90 High Street Maidenhead SL6 1PT**  
**Applicant:** Sorbon Estates **c/o Agent:** John Hancock Brocklehurst Architects Beacon House Ibstone Road Stokenchurch Bucks HP14 3FE  
**Determination Date:** 3 February 2026

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 10th December 2025 **Appn No.:** 25/03270  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 6 (CEMP) of planning permission 22/00451/REM for a Reserved Matters Application in respect of Building F of The Landing to part discharge Condition 2 attached to the hybrid planning permission Ref 18/01576 at land bounded by King Street, Queen Street and Broadway Maidenhead for Hybrid planning application for the mixed use redevelopment of the site comprising; up to 41,430sq.m GEA residential (Class C3); up to 13,007sq.m GEA office (Class B1) and up to 3,846sq.m GEA flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2), public realm and open space, parking, vehicular access, new servicing arrangements and associated works following the demolition of all buildings on site. Full planning permission for the demolition of all existing buildings on site, site preparation, the construction of three buildings to provide 344 residential homes (Class C3), one building to provide 7,007sq.m GEA of office floorspace (Class B1) and 2,196sq.m GEA of flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2) across four buildings, car and cycle parking, plant and storage, public realm works and landscaping, podium terraces, vehicular access off Broadway, new servicing arrangements and associated works. Outline planning permission (with all matters reserved) is sought for site preparation, the construction of two buildings to provide for up to 1,650sq.m GEA of flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2) and up to 6,000sq.m GEA office floorspace (Class B1) and up to 9,300sq.m GEA residential floorspace (Class C3), basement car parking, cycle parking, plant and storage, public realm works and landscaping, new servicing arrangements and associated works.

**Location:** **Development At King Street And Queen Street And Broadway Maidenhead**  
**Applicant:** Ryger Maidenhead Limited **c/o Agent:** Miss Laura Field Quod Ltd 21 Soho Square London W1D 3Q  
**Determination Date:** 4 February 2026

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 10th December 2025 **Appn No.:** 25/03271  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 3 (CMP) of planning permission 22/00451/REM for a Reserved Matters Application in respect of Building F of The Landing to part discharge Condition 2 attached to the hybrid planning permission Ref 18/01576 at land bounded by King Street, Queen Street and Broadway Maidenhead for Hybrid planning application for the mixed use redevelopment of the site comprising; up to 41,430sq.m GEA residential (Class C3); up to 13,007sq.m GEA office (Class B1) and up to 3,846sq.m GEA flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2), public realm and open space, parking, vehicular access, new servicing arrangements and associated works following the demolition of all buildings on site. Full planning permission for the demolition of all existing buildings on site, site preparation, the construction of three buildings to provide 344 residential homes (Class C3), one building to provide 7,007sq.m GEA of office floorspace (Class B1) and 2,196sq.m GEA of flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2) across four buildings, car and cycle parking, plant and storage, public realm works and landscaping, podium terraces, vehicular access off Broadway, new servicing arrangements and associated works. Outline planning permission (with all matters reserved) is sought for site preparation, the construction of two buildings to provide for up to 1,650sq.m GEA of flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2) and up to 6,000sq.m GEA office floorspace (Class B1) and up to 9,300sq.m GEA residential floorspace (Class C3), basement car parking, cycle parking, plant and storage, public realm works and landscaping, new servicing arrangements and associated works.

**Location:** **Development At King Street And Queen Street And Broadway Maidenhead**  
**Applicant:** Ryger Maidenhead Limited **c/o Agent:** Laura Field Quod Ltd 21 Soho Square London W1D 3Q  
**Determination Date:** 4 February 2026

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 10th December 2025 **Appn No.:** 25/03272  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 19 d (Remediation Strategy) (part discharge) of planning permission 18/01576/FULL for a Hybrid planning application for the mixed use redevelopment of the site comprising; up to 41,430sq.m GEA residential (Class C3); up to 13,007sq.m GEA office (Class B1) and up to 3,846sq.m GEA flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2), public realm and open space, parking, vehicular access, new servicing arrangements and associated works following the demolition of all buildings on site. Full planning permission for the demolition of all existing buildings on site, site preparation, the construction of three buildings to provide 344 residential homes (Class C3), one building to provide 7,007sq.m GEA of office floorspace (Class B1) and 2,196sq.m GEA of flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2) across four buildings, car and cycle parking, plant and storage, public realm works and landscaping, podium terraces, vehicular access off Broadway, new servicing arrangements and associated works. Outline planning permission (with all matters reserved) is sought for site preparation, the construction of two buildings to provide for up to 1,650sq.m GEA of flexible retail, office, community and leisure floorspace (Class A1 - A5, B1, D1 and D2) and up to 6,000sq.m GEA office floorspace (Class B1) and up to 9,300sq.m GEA residential floorspace (Class C3), basement car parking, cycle parking, plant and storage, public realm works and landscaping, new servicing arrangements and associated works.

**Location:** **Development At King Street And Queen Street And Broadway Maidenhead**  
**Applicant:** Ryger Maidenhead Limited **c/o Agent:** Miss Laura Field Quod Ltd 21 Soho Square London W1D 3QP  
**Determination Date:** 4 February 2026

## Planning Appeals Received

### Weekly List - 12 December 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

<b>Ward:</b>	Maidenhead Unparished		
<b>Parish:</b>	Maidenhead Unparished		
<b>Appeal Ref.:</b>	25/60125/REF	<b>Planning Ref.:</b>	25/02361/CPU
		<b>PIns Ref.:</b>	APP/T0355/X/25/3 375943
<b>Date Received:</b>	10 December 2025	<b>Comments Due:</b>	21 January 2026
<b>Type:</b>	Refusal	<b>Appeal Type:</b>	Written Representation
<b>Description:</b>	Certificate of lawfulness to determine whether a private hire operators licence for taxi services is lawful.		
<b>Location:</b>	<b>2A Denmark Street Maidenhead SL6 7BN</b>		
<b>Appellant:</b>	Mr Shakeel Ahmed 2A Denmark Street Maidenhead SL6 7BN		
<b>Ward:</b>	Maidenhead Unparished		
<b>Parish:</b>	Maidenhead Unparished		
<b>Appeal Ref.:</b>	25/60126/REF	<b>Planning Ref.:</b>	25/01140/FULL
		<b>PIns Ref.:</b>	6002224
<b>Date Received:</b>	10 December 2025	<b>Comments Due:</b>	19 January 2026
<b>Type:</b>	Refusal	<b>Appeal Type:</b>	Written Representation
<b>Description:</b>	Part change of use of the car park to a Car Valet business with associated washing and drying equipment, office, canopies over, drainage, lighting and signage.		
<b>Location:</b>	<b>Braywick Leisure Centre Braywick Park Braywick Road Maidenhead SL6 1BN</b>		
<b>Appellant:</b>	Mr M Rama Braywick Leisure Centre Braywick Park Braywick Road Maidenhead SL6 1BN		