

Planning Applications Decided

Week Ending - 2 January 2026

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 4th November 2025 **Appn No.:** 25/02844
Type: Full
Proposal: Single storey front/side extension, single storey rear extension and alterations to fenestration following the demolition of the existing elements.
Location: **Lowood House Bagshot Road Ascot SL5 9PR**
Applicant: Mr Hu Huang **c/o Agent:** Mr Jake Underwood Yates Build Ltd 20 The Avenue Chobham Surrey GU24 8RU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 December 2025
DBL

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 6th November 2025 **Appn No.:** 25/02930
Type: Full
Proposal: Raising of the ridge, part two storey part first floor rear/side extension, 1no. side dormer, 1 no. rear dormer, relocated front door with new step and canopy, 2 no. side canopies, alterations to fenestration, hardstanding, steps and balustrades
Location: **7 Llanvair Close Ascot SL5 9HX**
Applicant: Mr And Mrs R And I Kehoe **c/o Agent:** Ellen Cullen Fluent ADS Ltd Elmbrook House 18-19 Station Road Sunbury On Thames TW16 6SB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 December 2025
DZC

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 20th November 2025 **Appn No.:** 25/03043
Type: Works To Trees Covered by TPO
Proposal: T2 - Beech (Neighbours Property) - tip reduce to boundary line, T3 - Birch - fell, T6 - Oak (Neighbours Property) - Tip reduce lowest limb extending over parking area of 16 Llanvair Close to suitable pruning points (011/2014/TPO).
Location: **16 Llanvair Close And 37A And 39 Llanvair Drive Ascot**
Applicant: Mr Stroyberg **c/o Agent:** Mr Karl Pickering Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 December 2025
AYB

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 26th September 2025 **Appn No.:** 25/02543
Type: Works To Trees Covered by TPO
Proposal: T1 Sycamore - remove the areas of reversion (green leaves) from the variegated tree. T2 Sycamore - remove dead branches and crown lift over road by up to 2m. T3 Sweet chestnut - remove dead branches (024/1978/TPO).
Location: **8 Parkside Maidenhead SL6 6JP**
Applicant: Mrs Weller **c/o Agent:** Rebecca Watts R Watts And Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 December 2025
 HL

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 3rd November 2025 **Appn No.:** 25/02797
Type: Full
Proposal: Enlargement and conversion of the existing garage, two storey side extension, new mono pitched roof to the front elevation, rear patio, alterations to fenestration and replacement boundary treatment.
Location: **17 Belmont Drive Maidenhead SL6 6JZ**
Applicant: Mr And Mrs S And C Tuscano **c/o Agent:** Mrs Anupama Srivastava ArchDezine Limited 20 BroadStreet Wokingham RG401AH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 December 2025
 DJ

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 4th November 2025 **Appn No.:** 25/02859
Type: Cert of Lawfulness of Proposed Use
Proposal: Certificate of lawfulness to determine whether the proposed change of use of the first floor from offices to 1no. flat is lawful.
Location: **First Floor 76 Cordwallis Road Maidenhead**
Applicant: Mr Arif Mahmood Zaman **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 December 2025
 MZW

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 3rd November 2025 **Appn No.:** 25/02897
Type: Class R - Prior Approval
Proposal: Change of use of the existing agricultural buildings into a flexible commercial use (Class E(d)).
Location: **Challen's Chickens Land Adjacent Honey House Winter Hill Road Cookham Maidenhead SL6 6PJ**
Applicant: Mr Jerome Challen **c/o Agent:** Mrs Emily Temple ET Planning 200 Dukes Ride Crowthorne RG45 6DS
Decision Type: Delegated
Decision: Prior Approval Required and Refused **Date of Decision:** 29 December 2025
 DPK

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 24th November 2025 **Appn No.:** 25/03065
Type: Full
Proposal: Single storey side/rear extension and resiting of the existing flue following the demolition of the existing conservatory.
Location: **Keeble Cottage Graham Road Cookham Maidenhead SL6 9JQ**
Applicant: Mr And Mrs Joy And Stephan Germain **c/o Agent:** Mr A B Jackson JAC Property Consultants Limited 6 High View Place Amersham HP7 9FE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 December 2025

MZW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 1st December 2025 **Appn No.:** 25/03127
Type: Works To Trees Covered by TPO
Proposal: (T1) Weeping willow - crown lift the skirt to provide a ground clearance of up to 2m. (014/1971/TPO).
Location: **River Thames House Stone House Lane Cookham Maidenhead SL6 9TP**
Applicant: Mr Tim Price **c/o Agent:** Mrs Wendy Headington TCH Landscapes Ltd Apple Tree Cottage Paley Street Nr Maidenhead SL6 3JT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 January 2026

HL

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 27th November 2025 **Appn No.:** 25/03137
Type: Works To Trees In Conservation Area
Proposal: Pear tree - remove limb growing into Holly and reduce remaining canopy by up to 3m (as shown)
Location: **Bridge End Cottage Marlow Bridge Lane Marlow SL7 1RH**
Applicant: Mr Greg Jones
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 December 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 3rd November 2025 **Appn No.:** 25/02906
Type: Full
Proposal: Single storey rear/side extension.
Location: **2 Warren View Holyport Street Holyport Maidenhead SL6 2JY**
Applicant: Mr Christopher Lumley **c/o Agent:** Mr Alan Munro Amber Architecture Limited The Barn 3 St Georges Court Methwold Thetford Norfolk IP264PL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 December 2025

CZB

Ward: Bray
Parish: Bray Parish
Appn. Date: 21st November 2025 **Appn No.:** 25/02961
Type: Permission in Principle
Proposal: 1no. self build dwelling following the removal of the existing tennis court.
Location: **Land At Foxley Orchard Ascot Road Holyport Maidenhead**
Applicant: Mr And Mrs M And S Collins **c/o Agent:** Mr Adam Constantinou Woolf Bond Planning Ltd The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 24 December 2025

MZW

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 26th November 2025 **Appn No.:** 25/03124
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed hip to gable roof alteration, 1 no. rear dormer, loft conversion and alterations to fenestration to include 3 no. front rooflights is lawful.
Location: **23 Kentons Lane Windsor SL4 4JH**
Applicant: Mr Amrinder Singh **c/o Agent:** Mr Faluck Patel Faluck Raman Patel 27 Priors Gardens Ruislip HA4 6UG
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 29 December 2025
 DJ

Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 3rd February 2025 **Appn No.:** 25/00226
Type: Discharge of Condition
Proposal: Partial discharge of soft Landscaping (part B) and Full discharge of Hard Landscaping (parts A, and C) of planning permission 24/00951/REM for Reserved Matters (Appearance, Landscaping, Layout and Scale) (not including details for the Special Educational Needs (SEN)) pursuant to outline planning permission 22/01354/OUT for the construction of up to x320 new homes, land for a Special Educational Needs (SEN) school, a multi-functional community building alongside an area of strategic open space including play spaces and orchard planting together with associated landscaping, car parking, footpath/cycle connections and vehicular access on to Dedworth Road, following demolition of existing structures.
Location: **Land Bounded By Willow Path And The Limes And Windsor Road And Dedworth Road And Oakley Green Road Oakley Green Windsor**
Applicant: Mr Gary Du Preez
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 24 December 2025
 NYW

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 7th October 2025 **Appn No.:** 25/02632
Type: Full
Proposal: Single storey front/side extension following the demolition of the existing garage. (Part Retrospective).
Location: **335 Maidenhead Road Windsor SL4 5SE**
Applicant: Mr Adam Abusweder **c/o Agent:** Mr Chris Rickerby CDRC Ltd 39 Clifton Rise Windsor SL4 5SX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 December 2025
 SD

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 7th October 2025 **Appn No.:** 25/02527
Type: Full
Proposal: New drop kerb.
Location: **7 Eton Road Datchet Slough SL3 9AX**
Applicant: Anthony Robinson
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 December 2025
 DBL

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 14th October 2025 **Appn No.:** 25/02727
Type: Discharge of Condition
Proposal: Details required by Condition 20 (BNG Strategy) of planning permission 25/00030/VAR for the Variation (under Section 73) of Condition 33 to substitute those plans approved under 22/02737/FULL for the construction of 80 dwellings with associated access, open space, landscaping and other infrastructure with amended plans.
Location: **Land To The Rear of 45 To 63 London Road Datchet Slough**
Applicant: C/o Agent **c/o Agent:** Mrs Zsuzsa Chynoweth Thrive Architects Building 300 The Grange Romsey Road Michelmersh Romsey SO51 0AE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 24 December 2025

NYW

Ward: Datchet Horton And Wraysbury
Parish: Horton Parish
Appn. Date: 3rd November 2025 **Appn No.:** 25/02862
Type: Full
Proposal: Detached garage ancillary to the main dwelling.
Location: **124 Coppermill Road Wraysbury Staines TW19 5NR**
Applicant: Ms Louise Noakes **c/o Agent:** Eva Dionysiou Morfeas Architects 29 Osborne Road Windsor SL4 3EG
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 December 2025

ZP

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 5th November 2025 **Appn No.:** 25/02915
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of planning permission 24/02126/VAR to vary the wording of Condition 9 (biodiversity enhancements).
Location: **51 The Avenue Wraysbury Staines TW19 5EY**
Applicant: Mr And Mrs R Savur **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor SL4 5EN
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 30 December 2025

TWH

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
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 January 2026

HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 6th November 2025 **Appn No.:** 25/02628
Type: Full
Proposal: Timber barrel sauna structure (Retrospective)
Location: **76 Kings Road Windsor SL4 2AH**
Applicant: Mrs Susann Laughton
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 December 2025

FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 26th November 2025 **Appn No.:** 25/02737
Type: Works To Trees In Conservation Area
Proposal: (T1) Grind stump. (T2) Cobnut - Crown reduce (as shown). (T3) Mock Orange - Crown reduce (as shown). (T4) Cobnut - remove as close to ground level as possible.
Location: **12 Osborne Mews Windsor SL4 3DE**
Applicant: Miss Sophie Hamilton **c/o Agent:** Ms Emma Richardson Barkland Tree Specialists Vermeulens Garden Centre Horton Road Stanwell Moor Staines TW19 6AE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 December 2025
 HL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 3rd November 2025 **Appn No.:** 25/02893
Type: Full
Proposal: First floor side/rear extension, single storey rear extension, alterations to fenestration and replacement rear terrace with steps
Location: **38 Tilstone Close Eton Wick Windsor SL4 6NG**
Applicant: Mr And Mrs Sawyer **c/o Agent:** Guy Everson Fusion Architecture Orchard End Hazeley Bottom Hook RG27 8LU
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 December 2025
 AI

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 4th November 2025 **Appn No.:** 25/02902
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use of the first and second floor from Commercial, Business and Service (Class E) to Residential (Class C3) for 1 no. dwelling.
Location: **No5 St Leonards Road 5 St Leonards Road Windsor SL4 3BN**
Applicant: Shedan Ltd **c/o Agent:** Ms Fiona Newton UPP Architects + Town Planners LABS Atrium The Stables Market Chalk Farm Road London NW1 8AH
Decision Type: Delegated
Decision: Prior Approval Required and Granted **Date of Decision:** 30 December 2025
 ZP

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 4th November 2025 **Appn No.:** 25/02909
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Tree And Hedgerow Protection) of planning permission 22/03335/FULL for flood storage compensation.
Location: **Land To The South of 8 To 12 South View Eton Wick Road Eton Windsor**
Applicant: C/O Savills **c/o Agent:** Ben Tattersall Savills 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 29 December 2025
 TWH

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 31st October 2025 **Appn No.:** 25/02882
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of planning permission 15/00554/FULL to vary the wording of Condition 6 (Not For Commercial Use).
Location: **Land At Westley Mill Farm Westley Mill Binfield Bracknell**
Applicant: Mrs Sarah Hughes
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 December 2025
 DAB

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 3rd December 2025 **Appn No.:** 25/02990
Type: Works To Trees In Conservation Area
Proposal: Apple tree - reduce by 1-2m.
Location: **Holly Cottage Halls Lane Waltham St Lawrence Reading RG10 0JB**
Applicant: Mr Stuart Carter
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 31 December 2025

HL

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 25th November 2025 **Appn No.:** 25/03112
Type: Works To Trees Covered by TPO
Proposal: (T1) Cedar - remove dead branches and remove large snapped limb in upper crown; prune to remove the inferior of any crossing/rubbing branches and to give up to 3m clearance to the house. (009/1978/TPO)
Location: **4 Juniper Drive Maidenhead SL6 8RE**
Applicant: Mr Brancapo **c/o Agent:** Mr Billy Walsh Artemis Tree Services Ltd West Hyde Nursery Old Uxbridge Road Maple Cross Hertfordshire WD3 9XY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 December 2025

HL

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 3rd November 2025 **Appn No.:** 25/01705
Type: Full
Proposal: Fence (Retrospective)
Location: **55 Hilltop Close Ascot SL5 7QT**
Applicant: Mrs Ruby-leigh Kent
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 29 December 2025

FAC

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 11th September 2025 **Appn No.:** 25/02307
Type: Listed Building Consent
Proposal: Consent for 1no. internal wood burner with flue, 1no. sash window to the front elevation and 2no. sash windows to the side elevation following the removal of the existing 1no. doorway and 2no. windows.
Location: **Thatched Tavern Cheapside Road Ascot SL5 7QG**
Applicant: Mr L Coveney **c/o Agent:** Dr Heather Paxton Wallace Bacon Consultants 53 Eastheath Avenue Wokingham RG41 2PP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 December 2025

DBL

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 5th September 2025 **Appn No.:** 25/02306
Type: Full
Proposal: 1no. flue, 1no. sash window to the front elevation and 2no. sash windows to the side elevation following the removal of the existing 1no. doorway and 2no. windows.
Location: **Thatched Tavern Cheapside Road Ascot SL5 7QG**
Applicant: Mr L Coveney **c/o Agent:** Dr Heather Paxton Wallace Bacon Consultants 53 Eastheath Avenue Wokingham RG41 2PP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 29 December 2025

DBL

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 29th September 2025 **Appn No.:** 25/02509
Type: Works To Trees Covered by TPO
Proposal: G1(A) Beech - reduce overall by 2m to leave a finished height of 15m and finished spread of 8m and remove crossing branches. Raise canopy over road by 5m; G1 (B) Liquidambar - (marked as Tulip Tree on TPO document) reduce overall by 3m to leave finished height of 14m and finished spread of 6m; G1 (C) Red Oak - reduce overall by 3m to leave finished height of 14m and finished spread of 10m; G2 (A) Beech - reduce overall by 2m to leave finished height of 17m and finished spread of 13m; G2 (B) Oak - reduce east sector towards house by 2m to leave a finished spread of 7m; (T2) Oak - reduce overall by 2.5m to leave finished height of 12m and finished spread of 7m; (T3) Horse Chestnut - reduce overall by 3m to leave finished height of 15m and finished spread of 9m and (T4) Horse Chestnut - reduce overall by 3m to leave finished height of 15m and finished spread of 9m.(116/2002/TPO).
Location: **8 And 9 Pinecote Drive Sunningdale Ascot**
Applicant: Mrs Farat Hussain **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 29 December 2025

AYB

Appeal Decision Report

28 October 2025 - 19 December 2025

WINDSOR AND ASCOT

Appeal Ref.: 24/60037/ENF **Enforcement Ref.:** 24/50051/ENF **Plns Ref.:** APP/T0355/C/24/3340280

Appellant: Fang Qian No. 101, 333 Junhui Road, Minhang District, Shanghai 201106, China.

Decision Type: **Officer Recommendation:**

Description: Appeal against "Without planning permission, the importation of materials to raise the land."

Location: **Land At Coppice Field Coppice Drive Wraysbury Staines**

Appeal Decision: Dismissed **Decision Date:** 26 November 2025

Main Issue: The Inspector found that the notice had been correctly served on the necessary parties and upheld the enforcement notice.

Appeal Ref.: 24/60063/REF **Planning Ref.:** 23/02640/TPO **Plns Ref.:** APP/TPO/T0355/10049

Appellant: Mr Jonathon Curtis Meadow View Bedford Lane Sunningdale Ascot SL5 0NP

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

Description: (T1) Oak - Crown reduce height and spread by 3-3.5m (or alternatively crown reduce height and spread by 2-2.5m) leaving a final height of 15m and lateral radial spread of 6m pruning back to/and retaining furnishing growth where appropriate and remove 2 small lateral limbs as shown. Crown thin by up to 15% (001/1957/TPO).

Location: **Meadow View Bedford Lane Sunningdale Ascot SL5 0NP**

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

Main Issue: The works proposed in Appeal A, B and C would all compromise the amenity value of the tree and its contribution to character and appearance. Not persuaded that the arguments advanced provide a compelling case to justify the programmes of works proposed in this appeal.

Appeal Ref.: 24/60064/REF **Planning Ref.:** 24/00233/TPO **Plns Ref.:** APP/TPO/T0355/10050

Appellant: Mr Jonathon Curtis Meadow View Bedford Lane Sunningdale Ascot SL5 0NP

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

Description: T1 - Oak - Crown reduction by 1 - 1.5m leaving a final height of 16m and spread of 8m, Crown thinning by 15% and remove 2 limbs as shown on photograph (001/1957/TPO).

Location: **Meadow View Bedford Lane Sunningdale Ascot SL5 0NP**

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

Main Issue: The works proposed in Appeal A, B and C would all compromise the amenity value of the tree and its contribution to character and appearance. Not persuaded that the arguments advanced provide a compelling case to justify the programmes of works proposed in this appeal.

Appeal Ref.: 24/60083/REF **Planning Ref.:** 23/01591/TPO **Plns Ref.:** APP/TPO/T0355/9929

Appellant: Jonathon Curtis Meadow View Bedford Lane Sunningdale Ascot SL5 0NP

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

Description: T1 Oak - Crown reduce back to previous points of reduction (approximately 35%), remove two small lateral limbs (as shown), remove deadwood and stubs. (001/1957/TPO)

Location: **Meadow View Bedford Lane Sunningdale Ascot SL5 0NP**

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

Main Issue: The works proposed in Appeal A, B and C would all compromise the amenity value of the tree and its contribution to character and appearance. Not persuaded that the arguments advanced provide a compelling case to justify the programmes of works proposed in this appeal.

Appeal Ref.: 25/60041/REF **Planning Ref.:** 24/02322/FULL **Plns Ref.:** APP/T0355/W/25/3360578

Appellant: Mr Simon Williamson 12 Hythe End Road Wraysbury Staines TW19 5AR

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

Description: Replacement dwelling (self-build) and detached garage, following the demolition of the existing dwelling and outbuildings.

Location: **12 Hythe End Road Wraysbury Staines TW19 5AR**

Appeal Decision: Allowed **Decision Date:** 4 November 2025

Main Issue: The Inspector allowed this appeal for a replacement two-storey dwellinghouse on a Green Belt site despite finding it constituted inappropriate development that caused moderate harm to openness. The proposal to replace a single-storey bungalow with a substantially larger two-storey house was materially larger than the existing dwelling, make it inappropriate development under NPPF paragraph 154(d). However, the Inspector found no harm to the character and appearance of the area or to neighbour's living conditions, with the development considered to comply with the relevant design and amenity policies. The Inspector concluded that Very Special Circumstances existed, based on the cumulative weight of multiple benefits. Substantial weight was given to the net zero carbon dwelling. Moderate weight was attributed to the self-build housing contribution, the fallback position established under Class AA, and the use of previously developed land. Furthermore, limited weight was given to economic benefits and biodiversity enhancement. When considered together, these benefits were of "very significant weight" and clearly outweighed the substantial harm to the Green Belt and moderate harm to openness, justifying approval subject to conditions.

Appeal Ref.:	25/60054/REF	Planning Ref.:	24/02155/OUT	Plns Ref.:	APP/T0355/W/25/ 3362889
Appellant:	Mr I Ali c/o Agent: Mr Rajan Patel RAA Planning Ltd 2 Juniper Road Cove Farnborough GU14 9XU				
Decision Type:	Committee	Officer Recommendation:	Refuse		
Description:	Outline planning application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved, for the erection of a mix of 26 dwellings with private access drives, parking, bins and cycle provision.				
Location:	Land Rear of 38 To 80 Coppermill Road Wraysbury Staines				
Appeal Decision:	Dismissed	Decision Date:	2 December 2025		
Main Issue:	<p>The Inspector found that scheme lacked coherence, was not sufficiently refined, and did not represent good design. Therefore, it would result in a harmful effect on the character and appearance of the area.</p> <p>The Inspector concluded that it not been demonstrated that the amount of affordable housing had been optimised, and that the scheme conflicted with BLP Policies HO1 and HO3 and with the Affordable Housing SPD, all of which relate to the delivery of affordable housing. The Inspector found that the scheme failed to provide a suitable housing mix, as required by Local and Neighbourhood Plan policy.</p> <p>The Inspector considered that insufficient information had been provided to determine the impact on protected species, and that as an accurate biodiversity net gain metric had not been provided, they could not determine whether the BNG condition was capable of being successfully discharged.</p> <p>The Inspector considered that, it had not been demonstrated that trees worthy of retention would be retained or that adequate mitigation tree planting could be provided.</p> <p>The Inspector concluded that it had not been demonstrated how the appeal scheme had been designed to adapt to climate change and as such failed to comply with BLP Policies SP2, EP1 and QP3 and the Sustainability SPD which together seek development that adapts to and is resilient to climate change and which does not have an unacceptable effect on environmental quality.</p> <p>The Inspector found that the appeal scheme failed to demonstrate that satisfactory provision would be made for pedestrians and therefore it fails to comply with BLP Policies QP3 and IF2 which seek the creation of environments that are suitable for pedestrians to encourage walking.</p> <p>The Inspector concluded that the development to be inappropriate development within the Green Belt, and that the benefits arising from the scheme did not amount to considerations that clearly outweighed the harm to the Green Belt by reason of inappropriateness, and the harms identified arising from the scheme, and so no Very Special Circumstances existed.</p>				

Appeal Ref.:	25/60069/REF	Planning Ref.:	25/00769/FULL	Plns Ref.:	APP/T0355/D/25/ 3368798
Appellant:	Mr Sumik Vohra c/o Agent: Mr Ian Coward 22 Post Office Road Broomfield CHELMSFORD CM1 7AD				
Decision Type:	Delegated		Officer Recommendation:	Refuse	
Description:	Two storey side extension with ancillary accommodation.				
Location:	29 Horton Road Datchet Slough SL3 9EN				
Appeal Decision:	Dismissed		Decision Date:	18 December 2025	
Main Issue:					

Appeal Ref.: 25/60079/REF **Planning Ref.:** 25/00812/FULL **Plns Ref.:** APP/T0355/D/25/3370792

Appellant: Mr Chatinder Bal **c/o Agent:** Ravinder Matharu Fairway Fairfield Avenue Datchet SL3 9NQ

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

Description: 1no. ground and 1no. first floor front bay window, part two storey part first floor rear extension, hip to gable, loft conversion and alterations to fenestration.

Location: **Fairway Fairfield Avenue Datchet Slough SL3 9NQ**

Appeal Decision: Dismissed **Decision Date:** 3 December 2025

Main Issue:

Appeal Ref.: 25/60083/REF **Planning Ref.:** 25/00850/FULL **Plns Ref.:** APP/T0355/D/25/3371355

Appellant: Mrs K Bardle 28 Highclere Sunninghill Ascot SL5 0AA

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

Description: New front canopy, relocation of front entrance door, garage conversion, single storey side/front extension, single storey side/rear extension, alterations to existing roof to include raising of the ridge, 1no. front and 1no. rear dormer, 1no. rear Juliet balcony, and alterations to fenestration following demolition of existing elements.

Location: **28 Highclere Sunninghill Ascot SL5 0AA**

Appeal Decision: Dismissed **Decision Date:** 5 November 2025

Main Issue: The Inspector considered that the front dormers would be clearly seen and appear as an integral part of the dwelling's overall form and appearance. They would span the majority of the width of the roof slopes to each side with flat crown roofs connecting with the side roof slopes. Rather than sitting within the roofscape as proportionate and subservient individual dormer window features to each side they would instead appear as prominent wings in their own rights, each effectively competing for dominance with the main extended roof. The Inspector shared the Council's view that they would appear both bulky and incongruous as part of an incoherent approach to the remodelled design and appearance of the property as a whole and would fail to meet the objectives of guidance for roof alterations contained within the BWDG, and would be harmful to the character and appearance of the dwelling and wider street scene. Whilst there are numerous other dormer windows along Highclere, mixed in size and appearance, the Inspector considered that there was nothing comparable in terms of the scale and bulk of the combined alterations proposed at roof level in this case. By failing to display a quality of design that would respect and respond to the local character and appearance of the area, there would be conflict with Policies QP1 and QP3 of the BLP, and with Policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

Appeal Ref.: 25/60084/REF **Planning Ref.:** 24/02688/FULL **Plns Ref.:** APP/T0355/W/25/3371773

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

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

Description: Laying of hardstanding and use for open storage. (Retrospective)

Location: **Crown Farm Eton Wick Road Eton Wick Windsor SL4 6PG**

Appeal Decision: Dismissed **Decision Date:** 12 December 2025

Main Issue:

Appeal Ref.: 25/60088/REF **Planning Ref.:** 25/00866/FULL **Plns Ref.:** APP/T0355/D/25/3372845

Appellant: Mr Tom Gale **c/o Agent:** Mr Kevin Turner Kevin J Turner Dip U.D C Build E. FCABE. FRICS
64 Wood Road Shepperton TW17 0DX

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

Description: Erection of boundary fence and landscaping.

Location: **Oakwood Broomfield Park Sunningdale Ascot SL5 0JS**

Appeal Decision: Dismissed **Decision Date:** 5 November 2025

Main Issue: The appeal was dismissed as the original reason for refusal on grounds of harm to a TPO area was upheld. The Inspector determined that the proposal contained insufficient and "sketchy" details regarding the mitigation measures for erecting a timber board fence within the minimum Root Protection Area (RPA) of a protected tree. The lack of details regarding a planting schedule, arboriculture impact assessment, or other supplementary information, as well as the general low quality of provided plans, resulted in the appeal being dismissed.

Appeal Ref.: 25/60098/REF **Planning Ref.:** 25/01282/FULL **Plns Ref.:** APP/T0355/D/25/3373209

Appellant: Dr Yahya Mahfoodh AL-Manthri Little Friars 15 Orchard Road Old Windsor Windsor SL4 2RZ

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

Description: Front canopy, part single, part two storey side/rear extension, single storey rear extension and alterations to fenestration, following demolition of existing garage.

Location: **Little Friars 15 Orchard Road Old Windsor Windsor SL4 2RZ**

Appeal Decision: Dismissed **Decision Date:** 7 November 2025

Main Issue: The appeal was dismissed by virtue of the LPA's reason for refusal on grounds of negative impact on neighbouring amenity being upheld. The Inspector determined that, whilst the proposal would not breach a 25 degree light angle as had originally been suggested in the report, this was merely a heuristic to assess harm to light access and not a firm rule to determine what is and is not appropriate. It was found that the proposed side elevation would face onto a frontage perpendicular to the prevailing front building line of the street, and that the deep and unrelieved nature of the extension would be overbearing towards the frontage of the neighbouring property.

Appeal Ref.: 25/60106/REF **Planning Ref.:** 25/02011/FULL **Plns Ref.:** APP/T0355/D/25/3374620

Appellant: Hans Lehmann **c/o Agent:** Mr Terence Telles First Floor 1 Hythe Street DARTFORD DA1 1BE

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

Description: 1no. outbuilding ancillary to the main dwelling with steps, for ancillary domestic purposes including home office, exercise and leisure use, following demolition of existing outbuilding (retrospective).

Location: 17 Parkside Road Sunningdale Ascot SL5 0NL

Appeal Decision: Allowed **Decision Date:** 28 November 2025

Main Issue: The Inspector determined that the flat roof of the proposed outbuilding respects the host dwelling and does not look out of place within the rear garden environment, with the green roof softening its appearance and being harmonious with the soft planting within the rear garden environment. The orange toned timber cladding was considered to be out of keeping within the rear garden environment, however, the Inspector determined that this could be changed to a natural wooden tone, which would be secured through the imposition of a condition. The second reason for refusal, in neighbouring amenity, was considered to be adequately addressed by using obscure glass which could be satisfactorily secured through the imposition of a condition. The use of the proposed outbuilding was a significant cause for concern for neighbouring dwellings. The Inspector concluded that the proposal, as described on the application form, does not include the use of the outbuilding for sleeping accommodation. To accord with the terms of the application and to protect the living conditions of nearby residents, the Inspector considered that it was necessary to impose a condition preventing the use of the outbuilding as an independent residential unit, gym, or office.

Appeal Ref.: 25/60111/REF **Planning Ref.:** 25/02079/FULL **Plns Ref.:** APP/T0355/D/25/3374996

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

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

Description: Relocation of front entrance door, raised front terrace, single storey side extension, new flat roof, raising of the ridge, addition of a first floor, new and alterations to steps, new balustrades, 1no. rear Juliet balcony, alterations to existing raised rear decking, fenestration and external finishes and 1no. replacement two storey outbuilding ancillary to the main dwelling.

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

Appeal Decision: Allowed **Decision Date:** 2 December 2025

Main Issue: The neighbouring dwelling's side windows, relatively tightly positioned to a screen boundary with a close building beyond, presently have very limited outlook. An increase in vertical wall height as planned on the appeal property would add to this but not unacceptably so. The fact that the new first floor walling would not run the whole length of the neighbouring bungalow, would not be surmounted by a pitched roof, and would continue to keep path-spacing to the boundary assists this conclusion. In terms of the open areas of the neighbouring dwelling, the disposition of the planned first floor will have no blinkering impacts or an undue sense of these spaces being dominated. BLP Policy QP3 seeks to secure development which would have no unacceptable effect on residential amenity for neighbours. The BWDG has similar aims as part of the whole and includes detailed guidance on the disposition of built form in relation to windows. The BWDG reasonably acknowledges that its content is guidance and acceptable design solutions may vary; it cannot be expected to cover every eventuality in detail. The amenity aims of BLP Policy QP3 and the objectives of the BWDG would not be breached by the appeal scheme. The Inspector acknowledged the earlier appeal decision on the same site (reference APP/T0355/D/25/3367054) but assessed the proposal before them as being materially different from that determined in June 2025.