Planning Applications Decided

Week Ending - 16 January 2026

The applications listed below have been DECIDED by the Council.

Ward:
Parish:
Appn. Date: 18th August 2025 **Appn No.:** 25/02014
Type: Full
Proposal: Single storey west facing extension with canopy, ramp and steps, alterations to fenestration, replacement roofing, external plant compounds, 2no. small services housings, change of use from Class B8 to class E and from C3 to car parking, following demolition of existing elements including dwelling 57B. 3 no. EV chargers, 3no. flag poles, new lighting bollards, new and alterations to dropped kerbs, vehicle barrier, associated landscaping and hardstanding works.
Location: **57B And Keeler Ltd Clewer Hill Road Windsor**
Applicant: Mr Simon Turl **c/o Agent:** Mr Simon Turl Carter Jonas LLP One Chapel Place London W1G 0DJ
Decision Type: Committee Decision
Decision: Application Permitted **Date of Decision:** 13 January 2026
NYW

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 22nd July 2025 **Appn No.:** 25/01826
Type: Full
Proposal: Replacement detached dwelling with hardstanding and new entrance gates and piers following the demolition of the existing detached dwelling and outbuildings (self-build)
Location: **Connaught House Coronation Road Ascot SL5 9LP**
Applicant: Mrs A Coop **c/o Agent:** Mr Warren Joseph Ascot Design Ashurst Manor Ashurst Park Church Lane Sunninghill Ascot SL5 7DD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 January 2026
TWH

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 14th November 2025 **Appn No.:** 25/02977
Type: Full
Proposal: Replacement storage unit.
Location: **Ascot Racecourse High Street Ascot SL5 7JX**
Applicant: Ascot Racecourse Limited **c/o Agent:** Mr Graham Leftwich Orange Key Limited 4 Oak View Bradwell Village Burford OX18 4XQ
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 12 January 2026
DBL

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Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 20th November 2025 **Appn No.:** 25/03069
Type: Full
Proposal: Single storey side extension, enlargement of existing roof space and front dormer and alterations to fenestration.
Location: **16 Fox Covert Close Ascot SL5 9PA**
Applicant: Mr And Ms Tom And Emily Carter-Drummond **c/o Agent:** Mr Gabrio Pigo Artichoke: Architectural Consultancy Artichoke House 71 Clewer Hill Road Windsor SL4 4DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
SD

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 21st November 2025 **Appn No.:** 25/03072
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 3 to substitute those plans approved under 25/01714/FULL for a Single storey side extension, alterations to fenestration and external finish, new steps and decking, following demolition of existing elements and without complying with Condition 2 (Materials).
Location: **Lacuna 1 Fydlers Close Winkfield Windsor SL4 2DY**
Applicant: Mrs Katherine Compton **c/o Agent:** Mr Matthew Calvert Matthew Calvert Architect The Barn Studio 216 Thames Side Laleham Staines TW18 1UQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
SD

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 (Written Scheme of Investigation) 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
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 12 January 2026
JO

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 21st October 2025 **Appn No.:** 25/02782
Type: Works To Trees Covered by TPO
Proposal: (G1) Sycamore, Common hawthorn,Common ivy, Cherry species - Crown lift to 2.5m over parking bays (T3) Elder - Crown lift to 2.5m over parking bays (005/1989/TPO)
Location: **BUPA Care Homes St Marks Nursing Centre 110 St Marks Road Maidenhead SL6 6DN**
Applicant: Mr Adam Donovan **c/o Agent:** Arbtech Services Glendale Countryside LTD The Stables Duxbury Park Chorley PR7 4AT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
AYB

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Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 10th November 2025 **Appn No.:** 25/02905
Type: Full
Proposal: Two storey rear extension and alterations to fenestration.
Location: **Valeska Gringer Hill Maidenhead SL6 7LZ**
Applicant: Mrs Cressida Towler **c/o Agent:** Mrs Patricia Barson Trish Barson Designs 10 New Street Poole BH15 1JT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
DJ

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 5th November 2025 **Appn No.:** 25/02919
Type: Full
Proposal: Part single/part two storey side extension and raising of the party wall with parapet following demolition of existing elements.
Location: **9 Belmont Crescent Maidenhead SL6 6LS**
Applicant: Mr And Mrs McManus **c/o Agent:** Mr Graham Leftwich Orange Key Limited 4 Oak View Bradwell Village Burford OX184XQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
RVS

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 18th November 2025 **Appn No.:** 25/03052
Type: Full
Proposal: Part single part two storey side/rear extension, alterations to fenestration and a detached outbuilding ancillary to the main dwelling.
Location: **14 Penyston Road Maidenhead SL6 6EH**
Applicant: Mr Khalad Hussain **c/o Agent:** Mr Elliot Wakeford Creative Project Services Devonshire Place Crowthorne RG45 6NA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
DJ

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 18th December 2025 **Appn No.:** 25/03356
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side infill extension is lawful.
Location: **3 Norfolk Park Cottages Maidenhead SL6 7DR**
Applicant: Mr MacKenzie Marston **c/o Agent:** Mr Stephen Macaulay YAM Architects 13B Angel Lane Penrith Cumbria CA11 7BP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 January 2026
SCS

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 12th November 2025 **Appn No.:** 25/02942
Type: Full
Proposal: Single storey rear extension and hardstanding following demolition of existing elements.
Location: **April Dene Warners Hill Cookham Maidenhead SL6 9NU**
Applicant: Ms T Priest **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
DJ

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Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 19th November 2025 **Appn No.:** 25/03061
Type: Full
Proposal: Part two storey part first floor rear/side extension, new solar panels and alterations to fenestration following removal of the existing rear Juliet balcony.
Location: **9 Westwood Green Cookham Maidenhead SL6 9DD**
Applicant: Mr David Pichler **c/o Agent:** Mr Malcolm Keegan 88 Westwood Green Cookham Maidenhead Berkshire SL6 9DE
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 January 2026
CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 10th December 2025 **Appn No.:** 25/03234
Type: Discharge of Condition
Proposal: Partial discharge of 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
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 15 January 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 9th December 2025 **Appn No.:** 25/03235
Type: Discharge of Condition
Proposal: Partial discharge of 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
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 15 January 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
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 15 January 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
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 15 January 2026
NYW

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th November 2025 **Appn No.:** 25/01457
Type: Full
Proposal: New Boundary Treatment
Location: **29 Reeve Road Holyport Maidenhead SL6 2LS**
Applicant: Mr Nicholas Black
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
MZW

Ward: Bray
Parish: Bray Parish
Appn. Date: 26th September 2025 **Appn No.:** 25/02536
Type: Full
Proposal: Part two storey part first floor front/side extension following demolition of existing elements.
Location: **Manor Farm Sturt Green Holyport Maidenhead SL6 2JF**
Applicant: Mr And Mrs S Black **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 9 January 2026
DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 27th October 2025 **Appn No.:** 25/02839
Type: Full
Proposal: Two storey rear extension, part raising of the eaves and ridge and alterations to fenestration following demolition of existing element.
Location: **Canzona Ascot Road Holyport Maidenhead SL6 2HY**
Applicant: Mr Robbie Davis Drummond **c/o Agent:** Mr David Taylor David Taylor Design Services 4 Forest Close Ascot SL5 8DW
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 January 2026
CZB

Ward: Bray
Parish: Bray Parish
Appn. Date: 18th November 2025 **Appn No.:** 25/03031
Type: Full
Proposal: New canopy to the front elevation and enlarging garage.
Location: **Sweet Meadows Moneyrow Green Holyport Maidenhead SL6 2NA**
Applicant: Mr Christopher Chapman **c/o Agent:** Mr Chris Chapman C.C. Associates Sweet Meadows Moneyrow Green Holyport Maidenhead SL6 2NA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
CZB

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Ward: Bray
Parish: Bray Parish
Appn. Date: 20th November 2025 **Appn No.:** 25/03032
Type: Full
Proposal: Replacement dwelling with EV charging point, cycle and refuse stores, widening of the existing access with new electric gates and associated parking and landscaping following the demolition of the existing detached dwelling and outbuildings. (self build).
Location: **55 Windsor Road Maidenhead SL6 2DN**
Applicant: A And K Pawar-Sandhu **c/o Agent:** Stephen Varney Associates First Floor Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 15 January 2026
MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 19th November 2025 **Appn No.:** 25/03049
Type: Full
Proposal: Garage conversion, single storey front porch, single storey rear/side extension and alterations to fenestration.
Location: **21 Springfield Park Maidenhead SL6 2YN**
Applicant: Mr Hakan Aydinlik And Ms Banu Ergun **c/o Agent:** Mr David Dawkins 7 St Helens Crescent Benson Wallingford Oxfordshire OX10 6RX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 January 2026
DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 25th November 2025 **Appn No.:** 25/03057
Type: Full
Proposal: Replacement roof, alterations to fenestration, 1no. new pedestrian gate.
Location: **Fairview Cottage Fifield Road Fifield Maidenhead SL6 2NX**
Applicant: Ms Rebecca Andrews **c/o Agent:** Sinaead Cromie Quatrefoils Ltd Brook House 54A Cowley Mill Road Uxbridge UB8 2FX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
SCS

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) mimicking natural retrenchment using the drop-crotching technique to provide an irregular outline, works in accordance with British Standard 3998.
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
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 17th December 2025 **Appn No.:** 25/03343
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding incidental to the main dwelling is lawful.
Location: **Briar House Ascot Road Holyport Maidenhead SL6 3LA**
Applicant: Mrs Jenny Birchmore
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 12 January 2026
SCS

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Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 24th November 2025 **Appn No.:** 25/03088
Type: Full
Proposal: Single storey front extension and single storey rear extension
Location: **42 Stamford Road Maidenhead SL6 4RT**
Applicant: Mr Korban Ali **c/o Agent:** Mr Korban Ali 141 Langley Road Slough SL3 7DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
SCS

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 22nd December 2025 **Appn No.:** 25/03373
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed construction of a new outbuilding is lawful.
Location: **124 Westborough Road Maidenhead SL6 4AT**
Applicant: Mr Andre Wattley
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 13 January 2026
FAC

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 19th November 2025 **Appn No.:** 25/03000
Type: Full
Proposal: Single storey front extension, part single part two storey rear/side extension, 1no. rear dormer, hip to gable and alterations to fenestration (part retrospective).
Location: **38 Manor Road Windsor SL4 5LP**
Applicant: Mr Pierre Alima **c/o Agent:** Mr Richard Straw Strawdesign Straw Cottage 10 Phillack Hill Hayle Cornwall TR27 5AD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
DBL

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 2nd December 2025 **Appn No.:** 25/03138
Type: Works To Trees Covered by TPO
Proposal: (G1) 2 no. Cherry trees - Fell as close to ground level as possible. (T2) Hornbeam - Prune secondary and smaller branches to give up to 1.5m clearance to the barn, including over its roof. (T3) Sweet chestnut - Crown lift to provide 2.5m clearance over ride and 1m over roof. (003/1963/TPO)
Location: **Legoland Windsor Resort Winkfield Road Windsor SL4 4AY**
Applicant: Mr Julian Bromley **c/o Agent:** Jane Newington Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 January 2026
HL

Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 17th December 2025 **Appn No.:** 25/02565
Type: Works To Trees Covered by TPO
Proposal: T1 Horse chestnut - prune to give up to 1m clearance to the building line of the park home (indicated by red line on photo); prune to give up to 1.5m clearance to any part of the park home (this is physical clearance to the building). (017/1993/TPO).
Location: **34 Main Road Willows Riverside Park Windsor SL4 5TS**
Applicant: Mr Keith Martin
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 January 2026
HL

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Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 21st November 2025 **Appn No.:** 25/02899
Type: Advertisement
Proposal: Consent to retain the hoarding, 2no. non illuminated post mounted signs and 2no. non illuminated flag poles.
Location: **Land Bounded By Willow Path And The Limes And Windsor Road And Dedworth Road And Oakley Green Road Oakley Green Windsor**
Applicant: Mrs Nic James
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
FAC

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 17th November 2025 **Appn No.:** 25/03010
Type: Full
Proposal: Single storey side and front extension, new mono pitched roof over existing front element and alterations to fenestration.
Location: **1 Bailey Close Windsor SL4 3RD**
Applicant: Christopher Dale **c/o Agent:** Chris Dale Artichoke: Architectural Consultancy Artichoke House 71 Clewer Hill Road Windsor SL4 4DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 January 2026
SD

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 18th November 2025 **Appn No.:** 25/03040
Type: Full
Proposal: Two storey rear extension and alterations to fenestration.
Location: **Farm Cottage Hatch Lane Windsor SL4 3QY**
Applicant: Mr Matthew Jennerich
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
AI

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 6th November 2025 **Appn No.:** 25/02950
Type: Listed Building Consent
Proposal: Consent for the enlargement of the existing vehicular access, replacement gate and boundary treatment.
Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Mr Sebastien Aguettant **c/o Agent:** Mrs Sarah Tassell Spratley & Partners 7 Centenary Business Park Station Road Oxon Henley-on-Thames RG9 1DS
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 7th November 2025 **Appn No.:** 25/02949
Type: Full
Proposal: Enlargement of the existing vehicular access, replacement gate and boundary treatment.
Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Mr Sebastien Aguettant **c/o Agent:** Mrs Sarah Tassell Spratley & Partners 7 Centenary Business Park Station Road Oxon Henley-on-Thames RG9 1DS United Kingdom
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
MZV

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Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 20th November 2025 **Appn No.:** 25/03067
Type: Discharge of Condition
Proposal: Details required by Condition 11 (Tree protection) of planning permission 23/00834/OUT for a Outline application for access only to be considered at this stage with all other matters to be reserved for up to 225 residential dwellings with strategic open space incorporating informal sports pitches and land for allotments, new vehicular access off Woodlands Park Road and emergency access off Woodlands Park Avenue, pedestrian and cycle access, SUDs, biodiversity features and other associated infrastructure.
Location: **Land Bordered By Woodlands Park Avenue And Woodlands Park Road Maidenhead**
Applicant: Miss Sher
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 12 January 2026
NYW

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 19th June 2025 **Appn No.:** 25/01583
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of planning permission 22/02737/FULL to vary the wording of Condition 5 (Flood Risk Assessment And Drainage Strategy).
Location: **Land To The Rear of 45 To 63 London Road Datchet Slough**
Applicant: Mr Paritosh Job **c/o Agent:** Mr Richard Murdock Woods Hardwick Planning Ltd 15-17 Goldington Road Bedford MK40 3NH
Decision Type: Committee Decision
Decision: Application Permitted **Date of Decision:** 15 January 2026
NYW

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 15th August 2025 **Appn No.:** 25/02038
Type: Works To Trees Covered by TPO
Proposal: T5 Ash - Crown reduction, T6 Acacia - Crown reduction as per photograph (010/1995/TPO).
Location: **38A Station Road Wraysbury Staines TW19 5NN**
Applicant: Mrs Kulvinder Bal
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 January 2026
AYB

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 21st November 2025 **Appn No.:** 25/03073
Type: Full
Proposal: Garage conversion, part single part two storey side/rear extension, raising of porch ridge, hip to gable, 1no. rear dormer and alterations to fenestration following the demolition of the existing elements.
Location: **15 Lawn Close Datchet Slough SL3 9JZ**
Applicant: Mr Rackvinder Singh Chana
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
FAC

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 17th December 2025 **Appn No.:** 25/03346
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side extension following the demolition of the existing detached garage is lawful.
Location: **11 Brookside Avenue Wraysbury Staines TW19 5HB**
Applicant: Kirsty Connolly **c/o Agent:** Ellen Cullen Fluent ADS Ltd Elmbrook House 18-19 Station Road Sunbury On Thames TW16 6SB
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 12 January 2026
SCS

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Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 22nd October 2025 **Appn No.:** 25/02810
Type: Works To Trees In Conservation Area
Proposal: (2332) Arbutus unedo - Strawberry Tree - fell; (2331) Morus nigra - Black Mulberry - fell; (2310) Arbutus unedo - Strawberry Tree - reduce crown in height by 4m to dense growth and laterally by 2.5m to balance; (2352) Laurus nobilis - Bay Laurel - re-coppice the tree in accordance with its established management regime; (2315) Acer pseudoplatanus - Sycamore - fell and (2673) Morus nigra - Black Mulberry - reduce lower crown to the west by up to 2.5 m; reduce remaining crown height by 1m - 1.5 m and laterally to the north and south.
Location: **Windsor Castle Castle Hill Windsor SL4 1NJ**
Applicant: Mr Adam Scott **c/o Agent:** Dr Oliver Booth Writtle Forest Consultancy Limited Redindyke Farm Ivy Barn Lane Margaretting Ingatestone CM4 0PU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 January 2026
HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 20th November 2025 **Appn No.:** 25/02928
Type: Listed Building Consent
Proposal: Consent for internal and external alterations associated to the proposed use, painting of the shopfront and a non-illuminated hand-painted fascia sign to facilitate the change of use from Sui Generis (Jewellery Shop) to E(a) (Wine Shop)
Location: **Hot Rocks 49 Thames Street Windsor SL4 1PU**
Applicant: Mr Hughes
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 January 2026
DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 20th November 2025 **Appn No.:** 25/02927
Type: Full
Proposal: Change of use from Sui Generis (Jewellery Shop) to E(a) (Wine Shop) and alterations to external finishes.
Location: **Hot Rocks 49 Thames Street Windsor SL4 1PU**
Applicant: Mr Hughes
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 January 2026
DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 20th November 2025 **Appn No.:** 25/02929
Type: Advertisement
Proposal: Consent to display 1no. non illuminated fascia sign.
Location: **Hot Rocks 49 Thames Street Windsor SL4 1PU**
Applicant: Mr Hughes
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 January 2026
DBL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 14th November 2025 **Appn No.:** 25/03004
Type: Listed Building Consent
Proposal: Consent for the replacement of the existing external staircase on the west elevation.
Location: **Herbert J Stribling & Partners New Inn 51 Eton Square Eton Windsor SL4 6BQ**
Applicant: Eton College **c/o Agent:** Ms Lucy Nixon Clive Chapman Architects 4 Eel Pie Island Twickenham TW1 3DY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
AI

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Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 14th November 2025 **Appn No.:** 25/03003
Type: Full
Proposal: Replacement of the existing external staircase on the west elevation.
Location: **Herbert J Stribling & Partners New Inn 51 Eton Square Eton Windsor SL4 6BQ**
Applicant: Eton College **c/o Agent:** Ms Lucy Nixon Clive Chapman Architects 4 Eel Pie Island Twickenham TW1 3DY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
AI

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 19th November 2025 **Appn No.:** 25/03055
Type: Discharge of Condition
Proposal: Details required by Condition 15 (Service And Utility Runs) of planning permission 24/00456/FULL for the part demolition of existing elements, single storey extension with plant room to North West elevation, replacement external fire escape to South West elevation, single storey extension to North East / South East elevation, new balcony on North East elevation, three storey extension to South East elevation with replacement main entrance, alterations to fenestration, enlargement of existing patio, new cycle store and associated works.
Location: **Cotton Hall House Eton College Eton Wick Road Eton Windsor SL4 6HA**
Applicant: C/o Savills **c/o Agent:** Mr Ben Tattersall 33 Margaret Street London W1G 0JD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 13 January 2026
ZP

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 25th November 2025 **Appn No.:** 25/03097
Type: Full
Proposal: Laying of hardstanding and use for open storage and parking (Part Retrospective).
Location: **Crown Farm Eton Wick Road Eton Wick Windsor SL4 6PG**
Applicant: Mr Fred Sines **c/o Agent:** Mr Richard Boother Tetratech RPS 101 Park Drive Milton Park Abingdon OX14 4RY
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 15 January 2026
TWH

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
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
JO

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th December 2025 **Appn No.:** 25/03265
Type: Works To Trees In Conservation Area
Proposal: T002 - Goat willow - Crown reduction by 2.5m to a final height of 4.5m and spread of 6.5m and Crown lifting to 2.5m above ground level.
Location: **1 Royal Free Court Bachelors Acre Windsor SL4 1ER**
Applicant: Gosia Gubanska-Kolanczyk **c/o Agent:** Mr Billy Walsh Artemis Tree Services Ltd West Hyde Nursery Old Uxbridge Road Maple Cross Hertfordshire WD39XY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 January 2026
HL

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Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th December 2025 **Appn No.:** 25/03267
Type: Works To Trees In Conservation Area
Proposal: (T003) Cherry - fell and (T004) Goat Willow - fell.
Location: **6 Royal Free Court Bachelors Acre Windsor SL4 1ER**
Applicant: Gosia Gubanska-Kolanczyk **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:** 13 January 2026
HL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 11th December 2025 **Appn No.:** 25/03294
Type: Works To Trees In Conservation Area
Proposal: (T6) Platanus x hispanica - crown lift to achieve 2.5m clearance above ground level; remove hangers, broken branches, stubs and dead branches >25mm. (T8) Acer pseudoplatanus - prune to give up to 2m clearance to the building.
Location: **Atherton Court Meadow Lane Eton Windsor**
Applicant: Mr Ed Faherty
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 January 2026
HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 17th December 2025 **Appn No.:** 25/03336
Type: Works To Trees In Conservation Area
Proposal: (T1) Purple plum - crown reduce by approximately 2m to reduce height from 6m to 4m and reduce the spread from 7m to 5m with clearance to the phone lines; (T2) Holly - trim overhanging foliage by up to 0.5m to the boundary; (T3) Variegated Euonymus - cut back overhang on neighbours side of boundary by up to 1.5m and reduce height by up to 0.5m and lightly trim remainder of canopy; (T4) Magnolia - crown reduce as per photograph and (G1) Yew and Bay mixed hedge - reduce height by approximately 1m and reduce the height it from approximately 4.5m to 3.5m.
Location: **41 And 43 Clarence Road Windsor**
Applicant: Paul Dymek **c/o Agent:** Jon Simmons JS Arborcraft Ltd 39 Dunwood Court Boyn Valley Road Maidenhead SL6 4JE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 17th December 2025 **Appn No.:** 25/03354
Type: Works To Trees In Conservation Area
Proposal: T1 Bay - fell.
Location: **41 Frances Road Windsor SL4 3AQ**
Applicant: Mr Steve Capps **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
HL

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Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 24th November 2025 **Appn No.:** 25/03059
Type: Full
Proposal: Conversion and alteration of the existing detached stables into habitable accommodation ancillary to the main dwelling to include insertion of 1no. flue and alterations to the external finish and fenestration, erection of 1no.detached staff/guest accommodation building ancillary to the main dwelling following the demolition of an existing outbuilding, with associated landscaping and new boundary treatments.
Location: **Dean Place Rose Lane Warren Row Reading RG10 8QN**
Applicant: Charlotte And David Hall **c/o Agent:** Seth Williams Smith Jenkins Ltd 7 Canon Harnett Court Wolverton Mill Milton Keynes MK12 5NF
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 15 January 2026
SCS

Ward: Hurley And Walthams
Parish: Shottesbrooke Parish
Appn. Date: 26th November 2025 **Appn No.:** 25/03084
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side extension is lawful.
Location: **Stoney Vere Farm House Butchers Lane White Waltham Maidenhead SL6 3SD**
Applicant: Mr B Smith **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 12 January 2026
DJ

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 24th November 2025 **Appn No.:** 25/03096
Type: Listed Building Consent
Proposal: Consent for the conversion and alteration of the existing detached stables into habitable accommodation ancillary to the main dwelling to include insertion of 1no. flue and alterations to the external finish, fenestration and internally and new boundary treatments
Location: **Dean Place Rose Lane Warren Row Reading RG10 8QN**
Applicant: Charlotte And David Hall **c/o Agent:** Seth Williams Smith Jenkins Ltd 7 Canon Harnett Court Wolverton Mill Milton Keynes MK12 5NF
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 15 January 2026
SCS

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 17th December 2025 **Appn No.:** 25/03274
Type: Works To Trees In Conservation Area
Proposal: (P1) Self seeded Sycamores - Reduce to fence level at the front of the pond only to allow access over the top with a digger for pond clearance. (P2) Sycamore, Hawthorn and Dead Elm are to be reduced as per annotation. Conifer trees at the back of the pond are to be crown lifted to 6m from pond water level. (P3) Bramble/scrub - Reduce to wall fence height.
Location: **Land Adjacent The The Pond At Junction of Twyford Road Sill Bridge Lane Waltham St Lawrence Reading**
Applicant: Mr Alastair Brooker **c/o Agent:** Alastair Brooker ANB Trees And Grounds Ltd PeaceHaven Shurlock Road Waltham St Lawrence RG10 0HN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
HL

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Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 5th November 2025 **Appn No.:** 25/02914
Type: Full
Proposal: Garage conversion, first floor side/rear extension and alterations to fenestration.
Location: **136 Braywick Road Maidenhead SL6 1DJ**
Applicant: Mr Raj Malhotra **c/o Agent:** Mr Rohan Kumar Renaissance Design Studio 12 Arborfield Road Shinfield Reading Berkshire RG2 9DY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
DJ

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 18th December 2025 **Appn No.:** 25/03353
Type: Discharge of Condition
Proposal: Details required by Condition 13 (BNG) of planning permission 23/00279/FULL for 4 no. flats with associated parking, cycle and refuse storage and new access following the demolition of the existing dwelling.
Location: **59 Norden Road Maidenhead SL6 4AZ**
Applicant: Messers R & J Dhillon **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 13 January 2026
DAB

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 8th October 2025 **Appn No.:** 25/02430
Type: Full
Proposal: Single storey front/side extension, single storey rear extension with glass link, 2no. outbuildings, side awning to cover outdoor kitchen, cycle and bin store, alterations to the external fenestration and finish. New boundary treatment and refurbished entrance gate. (Part retrospective)
Location: **10 Pelling Hill Old Windsor Windsor SL4 2LL**
Applicant: Mr David Djaba **c/o Agent:** Miss Laura Snape Concept Eight Architects Ltd ESC House South Road Weybridge KT13 9DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 January 2026
DBL

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 17th November 2025 **Appn No.:** 25/03028
Type: Full
Proposal: Raising of the walls and new roof to existing single storey rear element.
Location: **65 Bolton Road Windsor SL4 3JX**
Applicant: Mr S Charlton And E. Otter **c/o Agent:** Mr Robert Williams Williams Design And Development Ltd 4 St Johns Drive Windsor SL4 3RA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 January 2026
SD

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 3rd December 2025 **Appn No.:** 25/03174
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 3.60m in depth, 2.90m high with an eaves height of 2.84m.
Location: **24 William Ellis Close Old Windsor Windsor SL4 2QW**
Applicant: Mrs Teresa Kennedy **c/o Agent:** Mr Simon Gurd Royal Borough of Windsor And Maidenhead Town Hall St Ives Road Maidenhead Berkshire SL6 1RF
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 14 January 2026
SD

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 24th October 2025 **Appn No.:** 25/02809
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed 1no. side dormer and alterations to fenestration are lawful.
Location: **Grayrigg Darlings Lane Maidenhead SL6 6PB**
Applicant: Ms Roberts **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 9 January 2026
DJ

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 21st November 2025 **Appn No.:** 25/03074
Type: Full
Proposal: Single storey side extension, conversion of garage to habitable accommodation ancillary to the main dwelling and alterations to fenestration
Location: **Mead Cottage 29B Pinkneys Drive Maidenhead SL6 6QD**
Applicant: Mr And Mrs Martin **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 17th November 2025 **Appn No.:** 25/02943
Type: Full
Proposal: Garage conversion, single storey rear extension with accommodation within the roofspace and 1no. rear dormer and alterations to fenestration following the removal of the existing elements.
Location: **16 Ashley Park Maidenhead SL6 8EZ**
Applicant: Mrs Sophie Ward
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 12 January 2026
DJ

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 18th November 2025 **Appn No.:** 25/02997
Type: Full
Proposal: New steps and handrails to front entrance, part single part two storey side/rear extension, replacement of first floor front balustrade, 1no. first floor front balustrade, rear terrace with steps and balustrade, rear steps and alterations to fenestration following demolition of existing elements (Part Retrospective).
Location: **Tall Trees Ray Mead Road Maidenhead SL6 8NJ**
Applicant: Mr D Mulligan **c/o Agent:** Mr Jason Holt Jason Holt Design Studio Borough Marsh House Loddon Drive Wargrave RG10 8HN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 January 2026
CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 26th November 2025 **Appn No.:** 25/03087
Type: Full
Proposal: Single storey side/rear extension following demolition of existing element
Location: **54 Lower Cookham Road Maidenhead SL6 8JZ**
Applicant: Mr Chris Littlemore **c/o Agent:** Mr Chris Littlemore CPL Architecture Meadow House High Lane Broad Chalke SP5 5HA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 January 2026
MZW

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Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02796
Type: Works To Trees Covered by TPO
Proposal: T1 Oak - reduce spread by 2-2.5m leaving a final spread of 4-5m and crown thinning by 15% as per photographs (011/2016/TPO).
Location: **The Hollies Broomhall Lane Sunningdale Ascot SL5 0DG**
Applicant: Mr Rimmell **c/o Agent:** Mr Tim Clay 1st Call Trees Ltd Hazelbank Nursery Tilford Street Tilford Farnham GU10 2AA
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 14 January 2026
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 29th October 2025 **Appn No.:** 25/02860
Type: Full
Proposal: Installation of a free standing Greenhouse.
Location: **Sunningdale Lodge Ridgemount Road Sunningdale Ascot SL5 9RW**
Applicant: Mr Simon Parsons **c/o Agent:** Miss Louise Hills Alitex Ltd Torberry Farm South Harting GU31 5RG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
SD

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 14th November 2025 **Appn No.:** 25/02957
Type: Listed Building Consent
Proposal: Consent for the excavation of the southern bank and construction of an accessible lift and staircase link corridor to pool house, subterranean storage rooms ancillary to the main dwelling, bedroom accommodation and landscaping.
Location: **Tittenhurst London Road Sunninghill Ascot SL5 0PN**
Applicant: **c/o Agent:** Mr Mark Batchelor 4TY Planning Limited Brocas House 102A High Street Eton Windsor SL4 6AF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
TWH

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 14th November 2025 **Appn No.:** 25/02956
Type: Full
Proposal: Excavation of the southern bank and construction of an accessible lift and staircase link corridor to pool house, subterranean storage rooms ancillary to the main dwelling, bedroom accommodation and landscaping.
Location: **Tittenhurst London Road Sunninghill Ascot SL5 0PN**
Applicant: **c/o Agent:** Mr Mark Batchelor 4TY Planning Limited Brocas House 102A High Street Eton Windsor SL4 6AF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 January 2026
TWH

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
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 15 January 2026
JO

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 22nd November 2024 **Appn No.:** 24/02859
Type: Full
Proposal: Change of use of the first and second floor from ancillary offices to residential to create 1no. two bed flat with alterations to the existing shopfront to provide new access door and 1no. first floor rear window, new access door to rear of building
Location: **Prospect 59 High Street Maidenhead SL6 1JT**
Applicant: Prospect Holdings (Reading) Ltd **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Wokingham RG41 3HL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 January 2026
DAB

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 21st November 2025 **Appn No.:** 25/02965
Type: Full
Proposal: 1no. dropped kerb and hardstanding.
Location: **85 Blackamoor Lane Maidenhead SL6 8RJ**
Applicant: Mr Daniel Hawkins
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 January 2026
SCS

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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 Brodway 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
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 15 January 2026

ME

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 12th December 2025 **Appn No.:** 25/03297
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding incidental to the main dwelling is lawful.
Location: **Vieux Carre 6 Florence Avenue Maidenhead SL6 8SJ**
Applicant: P Gill **c/o Agent:** Mr Mumtaz Alam Cookham Design Partnership Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 15 January 2026

Appeal Decision Report

10 November 2025 - 19 December 2025

MAIDENHEAD

Appeal Ref.:	24/60065/REF	**Planning Ref.:**	23/03142/CPD	**Plns Ref.:**	APP/T0355/X/24/3345939
Appellant:	Mr Yasar Ayub 80 Aldebury Road Maidenhead SL6 7HE				
Decision Type:	Delegated		**Officer Recommendation:**	Refuse	
Description:	Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful.				
Location:	**80 Aldebury Road Maidenhead SL6 7HE**				
Appeal Decision:	Allowed		**Decision Date:**	19 November 2025	
Main Issue:	The Inspector allowed the appeal on the basis that the proposed outbuilding complies with Class E of Part 1 of Schedule 2 of the GPDO and is genuinely required for purposes incidental to the enjoyment of the dwellinghouse. Applying the principles from Emin v SSE [1989], they considered both the nature and scale of the proposed uses rather than size alone. Although the outbuilding would have a footprint of around 150 square metres, its scale was judged proportionate to the plot and necessary to accommodate a replacement garage, a modest swimming pool, and an art gallery which is considered reasonable given the very large family living at and regularly visiting the property. The Inspector concluded that the building is genuinely and reasonably required, and therefore the Council's refusal of the Lawful Development Certificate was not well-founded and accordingly the appeal was allowed under section 195(2) of the 1990 Act.				

Appeal Ref.:	25/60004/REF	**Planning Ref.:**	24/01053/CPU	**Plns Ref.:**	APP/T0355/X/24/3351848
Appellant:	Mrs Fionnuala Oomen Good Shelter Spade Oak Reach Cookham Maidenhead SL6 9RQ				
Decision Type:	Delegated		**Officer Recommendation:**	Refuse	
Description:	Certificate of lawfulness to determine whether the proposed use of a single unit of floating residential accommodation is lawful.				
Location:	**Good Shelter Spade Oak Reach Cookham Maidenhead SL6 9RQ**				
Appeal Decision:	Allowed		**Decision Date:**	1 December 2025	
Main Issue:	Good Shelter is, in accordance with the 1993 LDC, a single residential houseboat. Its replacement would be a single residential houseboat. The character of the proposed use would be no different to the character of the existing use. The proposed use of the land would not, as a matter of fact and degree, be materially different to that which it would replace. An application for Costs was made by the appellant against the Council. The application for Costs was refused by the Inspector.				

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Appeal Ref.:	25/60077/REF	**Planning Ref.:**	23/01977/FULL	**PIns Ref.:**	APP/T0355/W/25/3369954
Appellant:	Bisham Parish Council **c/o Agent:** Mr Neil Boddington Boddingtons Planning Huntinglands House Ewelme Wallingford OX10 6PE				
Decision Type:	Delegated		**Officer Recommendation:**	Refuse	
Description:	Illumination of the suspension chains and metal supports of the bridge structure.				
Location:	**Bisham Side Marlow Bridge Bisham Road Bisham Marlow**				
Appeal Decision:	Allowed		**Decision Date:**	3 December 2025	
Main Issue:	The local environment is already subject to a significant level of illumination, and such illumination is already present in the form of reflective light on the water surface. Find that there would be no significant harm to the long-term conservation status of the bats species that are present.				

Appeal Ref.:	25/60078/REF	**Planning Ref.:**	23/01978/LBC	**PIns Ref.:**	APP/T0355/Y/25/3370029
Appellant:	Neil Boddington **c/o Agent:** Mr Neil Boddington Boddingtons Planning Huntinglands House Ewelme Wallingford OX10 6PE				
Decision Type:	Delegated		**Officer Recommendation:**	Refuse	
Description:	Consent to illuminate the suspension chains and metal supports of the bridge structure.				
Location:	**Bisham Side Marlow Bridge Bisham Road Bisham Marlow**				
Appeal Decision:	Allowed		**Decision Date:**	3 December 2025	
Main Issue:	The local environment is already subject to a significant level of illumination, and such illumination is already present in the form of reflective light on the water surface. Find that there would be no significant harm to the long-term conservation status of the bats species that are present.				

Appeal Ref.:	25/60090/REF	**Planning Ref.:**	25/01966/PIP	**PIns Ref.:**	APP/T0355/W/25/3372912
Appellant:	Mr And Mrs Boyd **c/o Agent:** Mr Ryan Snow Bell Cornwell LLP Unit 2 Meridian Office Park Osborn Way Hook Hampshire RG27 9HY				
Decision Type:	Delegated		**Officer Recommendation:**	Refuse	
Description:	1no. detached dwelling (self build), with relocation of the existing access and demolition of the existing detached outbuilding.				
Location:	**Land To The North of Paddocks Terrys Lane Cookham Maidenhead**				
Appeal Decision:	Dismissed		**Decision Date:**	1 December 2025	
Main Issue:					

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Appeal Ref.:	25/60097/REF	**Planning Ref.:**	24/02996/FULL	**PIns Ref.:**	APP/T0355/W/25/3373439
Appellant:	Mr Willie Doyle **c/o Agent:** Oliver Thompson Thompson And Williams Firtree Cottage Pinewood Road Iver Heath SL0 0ND				
Decision Type:	Committee	**Officer Recommendation:**	Application Permitted		
Description:	Repositioning and widening of the existing farm access (part retrospective).				
Location:	**Long Lane Farm Ascot Road Holyport Maidenhead**				
Appeal Decision:	Allowed	**Decision Date:**	10 December 2025		

Main Issue: The appeal site relates to an access off Ascot Road (A330). The application sought the reposition and widening of the access. The site is located within the Green Belt. The main issue was the effect of the proposal on highway safety. The appeal scheme was identical to the approved plans for decision ref. 21/02578/FULL. The Inspector noted that there was no indication that any material changes in highway safety policy or local road layout have occurred since the grant of this permission, and there was no evidence showing any accidents or incidents that have taken place in the vicinity of the appeal site. The Inspector highlights that, "The Highway Authority acknowledge that an identical application has already been approved under 21/02578/FULL and therefore the comments provided above are a recommendation for the RBWM Planning Authority to pursue should they be minded to permit especially the point regarding the removal of the vegetation / trees". The Inspector considered the proposed visibility splays are acceptable, and that no adverse highway safety implications would arise as a result of the development subject to the imposition of appropriate conditions. The Inspector concluded that the development would not result in adverse impacts to highway safety and accorded with Policies QP3 and IF2 of the Borough Local Plan. An application for Costs was made by the appellant against the Council. The application for Costs was allowed by the Inspector.

MZW

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