

Planning Applications Decided

Week Ending - 6 February 2026

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 3rd September 2025 **Appn No.:** 25/02244
Type: Works To Trees Covered by TPO
Proposal: T03 Weeping willow -Remove and replace tree T04 Silver birch - Remove dead branches T05 Deodar cedar - Tip reduce to a height of no less than 20m and radial crown spread of no less than 9 m. T6 Rowan - Remove dead branches (012/1966/TPO).
Location: **Aran House Kier Park Ascot SL5 7DS**
Applicant: Mr Neil Stacey **c/o Agent:** Mr Mark Welby Mark Welby Consulting Arborists Hillview Froxfield Petersfield GU321BZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 February 2026
 AYB

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 8th October 2025 **Appn No.:** 25/02641
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Surface water drainage) and 40 (Remediation strategy) of planning permission 24/01844/FULL for the Application for full planning permission including the demolition of a toilet block for the erection of 90 dwellings together with vehicular access from High Street, public open space, internal access roads, parking, landscaping, footpaths and Sustainable urban Drainage Systems (SuDS)
Location: **Land South of High Street And East of Station Hill Ascot**
Applicant: Mr Matthew Galvin
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 5 February 2026
 CZP

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 17th October 2025 **Appn No.:** 25/02752
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of Condition 6 (Landscaping Scheme) approved under 21/01276/FULL for a new detached dwelling following demolition of the existing garage.
Location: **Kings Chase Friary Road Ascot SL5 9HD**
Applicant: Mr M Kelly **c/o Agent:** Mr Rob Nursey Robert Davies John West Ltd The Courtyard 59 Church Street Staines Upon Thames TW18 4XS
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 3 February 2026
 ZP

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 11th December 2025 **Appn No.:** 25/03172
Type: Full
Proposal: 1no. detached outbuilding ancillary to the main dwelling following demolition of existing element.
Location: **63 Sutherland Chase Ascot SL5 8TE**
Applicant: Mr John Carroll
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
DZC

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 17th December 2025 **Appn No.:** 25/03292
Type: Works To Trees Covered by TPO
Proposal: T1 and T2 - Scots Pine - Crown lifting to a height of 8-9m above ground level retaining primary branches and remove major deadwood (003/2015/TPO).
Location: **22 Llanvair Drive Ascot SL5 9HT**
Applicant: Mrs Deyan Grozev **c/o Agent:** Mr Deyan Grozev Grozev Tree Care Ltd 18 Hartford Rise Camberley Surrey GU15 4HT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 February 2026
AYB

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 12th December 2025 **Appn No.:** 25/03302
Type: Full
Proposal: Single storey side/rear extension and single storey side extension following demolition of existing element.
Location: **South Court London Road Ascot SL5 7EG**
Applicant: Jason Ren **c/o Agent:** Mr Jordan Macann Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
SD

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 15th December 2025 **Appn No.:** 25/03318
Type: Pt 20 Class ZA (demolition of buildings)
Proposal: Application for prior approval to create x20 dwellings following demolition of existing building.
Location: **Ascentia House Lyndhurst Road Ascot SL5 9ED**
Applicant: Mr Danny Mehta **c/o Agent:** Mr Ben Willcox WaM Architecture Castle Hill House 12 Castle Hill Windsor SL4 1PD
Decision Type: Delegated
Decision: Prior Approval Required and Refused **Date of Decision:** 6 February 2026
TWH

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 22nd December 2025 **Appn No.:** 25/03377
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials) 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:** 4 February 2026
JO

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 22nd December 2025 **Appn No.:** 25/03379
Type: Discharge of Condition
Proposal: Details required by Condition 7 (Badger Precautionary Measures) and Condition 8 (Biodiversity Net Gain And Habitat Manage And Monitor Plan) of planning permission 25/00855/FULL for a 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:** 5 February 2026

JO

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 19th January 2026 **Appn No.:** 26/00129
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/02652/FULL for the replacement of the single storey rear roof with a flat roof, parapet wall, part raising of the eaves and ridge and alterations to fenestration.
Location: **Red Gables 17 Orchard Grove Maidenhead SL6 6DR**
Applicant: Mr And Mrs King **c/o Agent:** Mr Owen Francis Francis Associates North Lodge Henley Road Marlow Buckinghamshire SL72ET
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 3 February 2026

DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 8th December 2025 **Appn No.:** 25/03207
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of Condition 4 (Biodiversity Enhancements) approved under planning permission 24/02128/FULL for a replacement cattle barn.
Location: **Pound Field Open Space Terrys Lane Cookham Maidenhead**
Applicant: Mr T Brierley **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor Berkshire SL4 5EN
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 30 January 2026

DAB

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

DJ

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

Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

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

Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

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

Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

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

Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

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

Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 9th December 2025 **Appn No.:** 25/03231
Type: Discharge of Condition
Proposal: Details required by Condition 22 (Minerals Extraction) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham

Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

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

Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

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

Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

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

Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 9th December 2025 **Appn No.:** 25/03244
Type: Discharge of Condition
Proposal: Partial discharge of Condition 17 (Biodiversity Enhancements) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access.

Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 11th December 2025 **Appn No.:** 25/03252
Type: Full
Proposal: Construction of building ancillary to the hotel.

Location: **The Sanctum On The Green Cookham Dean Common Cookham Maidenhead SL6 9NZ**
Applicant: M And L Christie **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH

Decision Type: Delegated
Decision: Refuse **Date of Decision:** 5 February 2026

DAB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 10th December 2025 **Appn No.:** 25/03253
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 7 to substitute those plans approved under 25/00771/FULL for a Part single, part two storey, part first floor front/side/rear extension, 1no. rear Juliet balcony, raising of the eaves and ridge, relocation of the existing access with new dropped kerb and alterations to fenestration following demolition of existing elements with amended plans.

Location: **Locksley Terrys Lane Cookham Maidenhead SL6 9RT**
Applicant: Mrs Ruth Smith **c/o Agent:** Mr John Bridge Studio John Bridge Ltd. Second Floor Offices 44 Ormskirk Road Preston PR1 2QP

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 February 2026
SCS

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 30th December 2025 **Appn No.:** 25/03276
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 8.00m in depth, 3.60m high with an eaves height of 2.80m.

Location: **2 Grange Lane Cookham Maidenhead SL6 9RP**
Applicant: Mr And Mrs Sennett **c/o Agent:** Mr Stuart Chapman Daintree Design PO Box 5584 Brighton BN50 8WG

Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 3 February 2026
DJ

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 11th December 2025 **Appn No.:** 25/03298
Type: Discharge of Condition
Proposal: Details required by Condition 6 (Tile Sample) of listed building consent 25/02344/LBC for the consent for the removal and replacement of existing roof tiles, roofing felt and battens, repair timbers, wallhead, central turret and 4no. dormers where required to the Dovecote.

Location: **Bisham Abbey Bisham Village Marlow Road Bisham Marlow SL7 1RR**
Applicant: Mr Richard Oxley **c/o Agent:** Mr Richard Oxley Oxley Conservation 8A Friday Street Henley On Thames RG9 1AH

Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 3 February 2026
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 12th December 2025 **Appn No.:** 25/03307
Type: Listed Building Consent
Proposal: Consent for a single storey glazed link extension from Dovecote to Westdean House to facilitate a change of use of Dovecote to habitable accommodation, internal alterations to include a new mezzanine floor, and alterations to fenestration following demolition of existing stables.

Location: **Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead**
Applicant: Mr Edward Powell **c/o Agent:** Mr Malcolm Keegan Malcolm Keegan Architecture 88 Westwood Green Cookham Maidenhead Berkshire SL69DE

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
MZV

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 17th December 2025 **Appn No.:** 25/03341
Type: Full
Proposal: Single storey rear extension with stepped retaining walls following demolition of existing rear element.
Location: **2 Overton Cottages Kings Lane Cookham Maidenhead SL6 9BA**
Applicant: Mr And Mrs Mercieca **c/o Agent:** Mr Jason Lee Bowen Evans Consultancy 48A High Street Marlow SL7 1AW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 4 February 2026
CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 20th January 2026 **Appn No.:** 26/00135
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/01944/FULL for 2no. additional windows to single storey rear extension.
Location: **Spring Cottage Spring Lane Cookham Dean Maidenhead SL6 6PW**
Applicant: Mr Paul Garner **c/o Agent:** Mrs Caroline Woodward CR Design Services Salvus House Aykley Heads County Durham DH1 5TS
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 February 2026
CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 23rd January 2026 **Appn No.:** 26/00200
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Landscaping) of planning permission 25/01571/VAR for a Variation (under Section 73a) of planning permission 19/00583/FULL without complying with Condition 2 (Materials).
Location: **Land At Norhaven Grange Road Cookham Maidenhead**
Applicant: Mrs Fiona Drewett
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 30 January 2026
MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th October 2025 **Appn No.:** 25/02769
Type: Works To Trees In Conservation Area
Proposal: (G1) Common Yew - Crown lift to 2.5m over footpath and entrance to site. Prune back branch tips encroaching on road to kerbside edge. (T1) Hornbeam - Crown lift over car park to 2.5m (T2) Hornbeam - Crown lift over car park to 2.5m (T3) Small-leaved Lime - Crown lift to statutory height over path 2.5m, 5.2m over road (T4) Small-leaved Lime - Crown lift to statutory height over path 2.5m, 5.2m over road (T5) Leyland Cypress - Fell tree to ground level. (T13) Goat Willow - Raised to 4m to ensure suitable clearances (1m) over the structure. (T18) Common Ash - Fell to ground level.
Location: **Holyport Lodge The Green Holyport Road Holyport Maidenhead SL6 2JA**
Applicant: Mr Nick Warner **c/o Agent:** Arbtech Services Glendale Countryside LTD The Stables Duxbury Park Chorley PR7 4AT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 February 2026
AYB

Ward: Bray
Parish: Bray Parish
Appn. Date: 6th November 2025 **Appn No.:** 25/02934
Type: Full
Proposal: Partial change of use from residential (Class C3) to residential (Class C3), ancillary offices, workshop and storage (Class E) in connection with the Waterside Inn (Part Retrospective).
Location: **Tanners Ferry Road Bray Maidenhead SL6 2AT**
Applicant: Mr Alain Roux **c/o Agent:** Mr Chris Littlemore CP Architecture Meadow House High Lane Broad Chalke Wiltshire SP5 5HA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 January 2026
MZV

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

Ward: Bray
Parish: Bray Parish
Appn. Date: 12th December 2025 **Appn No.:** 25/03277
Type: Full
Proposal: Single storey side extension, 3no. side dormers and alterations to fenestration.
Location: **Benton House Fifield Road Fifield Maidenhead SL6 2NX**
Applicant: Mr And Mrs Herrington **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell RG12 9BX
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 3 February 2026
MZW

Ward: Bray
Parish: Bray Parish
Appn. Date: 11th December 2025 **Appn No.:** 25/03282
Type: Full
Proposal: New hardstanding, part single part first floor part two storey side/rear extension, 2no. rear dormers, raising of the ridge, gable to half hip and alterations to fenestration.
Location: **16 Bray Court Maidenhead SL6 2DR**
Applicant: Mr Mrs N Tirahan **c/o Agent:** Stephen Varney Associates Stephen Varney Associates Ltd First Floor Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 5 February 2026
DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 22nd December 2025 **Appn No.:** 25/03393
Type: Works To Trees In Conservation Area
Proposal: (T1)Maple - tip reduce back to previous points on whole crown area and tip reduce height by 1m leaving 10m and up to 0.7m on longest lateral spread leaving 7m.
Location: **Sunnyside Holyport Street Holyport Maidenhead SL6 2JR**
Applicant: Mr Day **c/o Agent:** Rebecca Watts R Watts & Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 February 2026
HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 6th January 2026 **Appn No.:** 26/00018
Type: Works To Trees In Conservation Area
Proposal: 1no. Conifer tree - fell.
Location: **3 Hearne Drive Holyport Maidenhead SL6 2HZ**
Applicant: Mrs Donna Branwhite
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
 HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 6th January 2026 **Appn No.:** 26/00027
Type: Works To Trees In Conservation Area
Proposal: (T1 and T2) Weeping Willows - Works as per arboricultural report.
Location: **Waterside The Green Holyport Road Holyport Maidenhead SL6 2JT**
Applicant: Mrs Hannah Elliot **c/o Agent:** Mr Martin Gammie Consulting With Trees 8 Clare Thame Oxon OX9 7HQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
 HL

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 3rd September 2025 **Appn No.:** 25/02295
Type: Works To Trees Covered by TPO
Proposal: T001 - Cherry plum - fell, T003 - Western red cedar - fell, T019 - Copper beech - Tip-reduce small and secondary branches on eastern side to provide up to 1.5m clearance from the house. Crown lift to 2.5m all around by removing small and secondary branches (013/2006/TPO and 014/1978/TPO).
Location: **Windyridge 59 Altwood Road Maidenhead SL6 4PN**
Applicant: Mr Stuart Thorn **c/o Agent:** Jasper Fulford-Dobson Fulford Dobson Associates Ltd 6 Western Avenue Henley On Thames RG9 1JP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 February 2026
 AYB

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 10th October 2025 **Appn No.:** 25/02636
Type: Works To Trees Covered by TPO
Proposal: Pine x 2 - reduce branches back to the boundary line. (015/2019/TPO).
Location: **Silvers Altwood Bailey Maidenhead SL6 4PQ**
Applicant: Chris Kenny
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 5 February 2026
 AYB

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

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 20th October 2025 **Appn No.:** 25/02470
Type: Works To Trees Covered by TPO
Proposal: (T1) Scots Pine - Crown reduce leaving a final height of 10m and radial crown spread of 7-8m. Crown clean to remove deadwood and rubbing and crossing branches. (T2) Juniper Tree - Section fell. (005/1960/TPO)
Location: **77 Illingworth Windsor SL4 4UP**
Applicant: Susan Quatan **c/o Agent:** Olly Speakman ANB Groundcare Ltd PeaceHaven Shurlock Road Waltham St. Lawrence RG10 0HN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 February 2026
AYB

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 13th October 2025 **Appn No.:** 25/02428
Type: Full
Proposal: Single storey front extension, part single part two storey rear extension and alterations to fenestration.
Location: **24 Clifton Rise Windsor SL4 5TD**
Applicant: Mr Thomas Penfold
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 February 2026
ZP

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 11th December 2025 **Appn No.:** 25/03278
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 3 to substitute those plans approved under 25/01366/FULL for Proposed ground floor and first floor rear extensions, front porch, internal alterations and all associated works at 13 Clewer Avenue, SL4 3QB with amended plans.
Location: **13 Clewer Avenue Windsor SL4 3QB**
Applicant: Mr Tim Wood **c/o Agent:** Mr Jordan Macann Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 3 February 2026
DBL

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

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 15th December 2025 **Appn No.:** 25/03134
Type: Full
Proposal: Surface water and foul drainage proposals for Ockwells Manor House.
Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Mr Sebastien Aguetant **c/o Agent:** Mrs Claire Paterson Spratley And Partners 7 Centenary Business Park Station Road Henley On Thames Oxfordshire RG9 1DS
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 4 February 2026
MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 11th December 2025 **Appn No.:** 25/03281
Type: Discharge of Condition
Proposal: Details required by Condition 5 (CEMP - Biodiversity), 7 (Badger mitigation strategy) and 8 (Reptile mitigation strategy) of planning permission 23/00834/OUT for an 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: Mr Imraj Bassi
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026

ME

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 17th November 2025 **Appn No.:** 25/02935
Type: Full
Proposal: Single storey side outbuilding and pergola (Retrospective).
Location: **43 Gloucester Drive Wraysbury Staines TW18 4TY**
Applicant: Mr Homayon Alkozai **c/o Agent:** Saleh Emran Abaad 44 Abercorn Crescent Harrow HA2 0PT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 February 2026

DBL

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 8th December 2025 **Appn No.:** 25/03007
Type: Full
Proposal: Change of use of the former mortuary building to a wardens utility room external works to include repairs to doors, frames and rainwater goods, re-point and replace brickwork, and remove paintwork to rear elevation.

Location: **Datchet Parish Council Cemetery Lodge 38 Ditton Road Datchet Slough SL3 9LS**
Applicant: Caroline Wise **c/o Agent:** Mr James Harvie Flat 2 31 Slough Road Slough SL3 9AL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 February 2026

FAC

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 1st December 2025 **Appn No.:** 25/03141
Type: Full
Proposal: 1no. detached carport, hardstanding, replacement and enlargement of existing bridge to allow vehicle access with new ramps following demolition of existing garage.

Location: **32 Friary Island Friary Road Wraysbury Staines TW19 5JP**
Applicant: Mr Sandeep Anand **c/o Agent:** Mr Samraj Randhawa 49 Langton Way Egham Surrey TW20 8DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 February 2026

FAC

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 12th December 2025 **Appn No.:** 25/03285
Type: Full
Proposal: Garage conversion, new front entrance porch and steps, single storey front extension, single storey rear extension, enlargement of the existing roofspace with 2no. front dormers, new front railings and alterations to fenestration.

Location: **19 Beaulieu Close Datchet Slough SL3 9DD**
Applicant: Mr & Mrs Aman & Kiran Chandhok **c/o Agent:** Mr Ian Benbow Ian Benbow, RIBA Chartered Architect 12 Meadow Close Old Windsor Slough SL4 2PB

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
 SD

Ward: Datchet Horton And Wraysbury
Parish: Horton Parish
Appn. Date: 23rd December 2025 **Appn No.:** 25/03390
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side extension, alterations to the rear ground floor doors and removal of the existing attached store are lawful.

Location: **62 Coppermill Road Wraysbury Staines TW19 5NS**
Applicant: Mr Stephen Watson **c/o Agent:** Mr Michael Ryan Ryan And Collins Ltd 23A Imperial Road Feltham TW14 8AF

Decision Type: Delegated
Decision: Refuse **Date of Decision:** 5 February 2026
 SD

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 31st December 2025 **Appn No.:** 25/03431
Type: Full
Proposal: New front porch.

Location: **Arbor Lodge 47A Horton Road Datchet Slough SL3 9EP**
Applicant: Mr Reshmiuk **c/o Agent:** Mr Kaleem Janjua M C S Design Architectural Services 53 Westmead Windsor SL4 3NN

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 February 2026
 SD

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 1st October 2025 **Appn No.:** 25/02572
Type: Discharge of Condition
Proposal: Details required by Condition 24 (Air Source Heat Pump Details) 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 Marylebone London W1G 0JD

Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 2 February 2026
 JO

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

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

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th December 2025 **Appn No.:** 25/03257
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use of the third floor from Commercial, Business and Service (Use Class E) to create 1no. dwelling (Use Class C3).
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: Prior Approval Required and **Date of Decision:** 3 February 2026
Granted
JO

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 10th December 2025 **Appn No.:** 25/03263
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Windows and Doors) of planning permission 25/00527/FULL for a New shopfront with new access to flat above.
Location: **Wilkinson 65 Peascod Street Windsor SL4 1DE**
Applicant: Miss Angeleen Arora **c/o Agent:** P R Architecture 120 Pinner Road Harrow HA1 4JD
Decision Type: Delegated
Decision: Approve Discharge of **Date of Decision:** 2 February 2026
Condition
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 18th December 2025 **Appn No.:** 25/03293
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Windows) (Partial discharge) of Listed building consent 22/02812/LBC for Consent for repairs to external fabric and roof, including part demolition of party wall adjoining 1 Thames Street and Windsor Central Station, replacement manhole cover, replacement windows, external repairs and redecoration to rainwater goods, removal of air conditioning unit, demolition of internal walls and fittings to facilitate structural repairs, and removal of redundant shop fixtures and fittings.

Location: **Lloyds TSB 2 Thames Street Windsor SL4 1PL**
Applicant: Mr Graham Bowyer
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 6 February 2026

AI

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 16th December 2025 **Appn No.:** 25/03330
Type: Full
Proposal: Replacement of the existing clay peg tile roof with rosemary clay tiles, lead dormer roof coverings, timber facing boards and 1no. chimney pot to roof A, replacement of the exiting clay plain tile roof to match existing and all timber soffits and fascias painted to roof B.

Location: **Wiggington House High Street Eton Windsor**
Applicant: Mr Keith Wilkinson **c/o Agent:** Miss Ellie Keatch Faithorn Farrell Timms LLP Central Court 1B Knoll Rise Orpington BR6 0JA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 6 February 2026

AI

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 11th December 2025 **Appn No.:** 25/03286
Type: Full
Proposal: Single storey side extension, removal of chimney and alteration to fenestration
Location: **2 Beverley Gardens Maidenhead SL6 6SN**
Applicant: Baldev Mistry **c/o Agent:** Mr Dean Luxton Delux Designs 20 Gale Gardens Hayley Green Bracknell RG42 6FL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 January 2026

MZW

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 15th December 2025 **Appn No.:** 25/03319
Type: Full
Proposal: Single storey side extension including garage, following demolition of existing elements
Location: **10 Malvern Road Maidenhead SL6 7RH**
Applicant: Ms Natalie Hall-Swan **c/o Agent:** Mrs Elena MacDonald Wilde Spooner Raleigh 88 Easton Street High Wycombe HP11 1LT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 January 2026

MZW

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 15th January 2026 **Appn No.:** 26/00100
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: **10 Connaught Close Maidenhead SL6 7SQ**
Applicant: Mr Thomas Robinson **c/o Agent:** Ms Laura Buxton The New Home Improvement Group Unit 3, Thames Park Lester Way Wallingford OX10 9TA
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 5 February 2026
MZW

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 25th April 2025 **Appn No.:** 25/01083
Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of Condition 4 to substitute those plans approved under 22/01878/REM for the Reserved matters (appearance and landscaping) pursuant to outline planning permission 18/03348/OUT (as amended by 24/00635/VAR) for outline application for access, layout and scale only to be considered at this stage with all other matters to be reserved for the erection of up to x79 dwellings and erection of a nursery building (D1) following demolition of a number of existing buildings with amended plans.
Location: **Grove Park Industrial Estate Waltham Road White Waltham Maidenhead SL6 3LW**
Applicant: Mr James Griffiths
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
NYW

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 23rd October 2025 **Appn No.:** 25/02803
Type: Full
Proposal: Two bay carport.
Location: **Greenshutters High Street Hurley Maidenhead SL6 5LT**
Applicant: Mr Lewis Alcraft **c/o Agent:** Mr Robert Hillier R.M.Hillier Ltd Little Cedar 12A Chapel Road Flackwell Heath High Wycombe HP10 9AA
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 30 January 2026
CZB

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 9th December 2025 **Appn No.:** 25/03190
Type: Full
Proposal: Alterations to fenestration and doors to the front, sides and rear ground floor elevations.
Location: **Wedgewood Sill Bridge Lane Waltham St Lawrence Reading RG10 0NT**
Applicant: Mr And Mrs T Ritchie **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: Application Permitted **Date of Decision:** 30 January 2026
MZW

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 12th December 2025 **Appn No.:** 25/03304
Type: Discharge of Condition
Proposal: Details required by Condition 10 (tree protection measures) of planning permission 25/02008/FULL for 1no. dwelling with basement (self-build) and hardstanding following demolition of existing dwelling. (Amended Description)
Location: **Hunters Moon Jubilee Road Littlewick Green Maidenhead SL6 3QU**
Applicant: Mr Adam Chataway
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 5 February 2026
DAB

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 23rd December 2025 **Appn No.:** 25/03398
Type: Full
Proposal: New front entrance canopy, single storey side extension and alterations to fenestration.
Location: **4 Woodlands Park Avenue Maidenhead SL6 3LS**
Applicant: Mr & Mrs J Craythorne **c/o Agent:** Mr Robert Williams Williams Design & Development Ltd 4 St Johns Drive Windsor SL4 3RA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
MZW

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 13th November 2025 **Appn No.:** 25/02959
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials), 3 (Slab levels), 9 (Hard surfacing), 10 (Landscaping), 13 (External lighting), 19 (Cycle parking) and 20 (Bin storage) of planning permission 24/00186/FULL the Construction of 5no. dwellings with cycle and bin storage and alterations to existing vehicular and pedestrian access following demolition of existing dwellings.
Location: **Zaman House And Awan House Church Road Maidenhead**
Applicant: Mr And Mrs Iqbal **c/o Agent:** Mr Jake Collinge JCPC Ltd 4 Hawthorn Avenue Thame Oxon OX9 2AS
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 30 January 2026
DPK

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 21st November 2025 **Appn No.:** 25/02960
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of planning permission 24/00186/FULL without complying with Condition 12 (Biodiversity Net Gain).
Location: **Zaman House And Awan House Church Road Maidenhead**
Applicant: Mr And Mrs Iqbal **c/o Agent:** Mr Jake Collinge JCPC Ltd 4 Hawthorn Avenue Thame Oxon OX9 2AS
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 30 January 2026
DPK

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 11th December 2025 **Appn No.:** 25/03295
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Lime), 5 (Windows) and 6 (Materials) of listed building consent 24/00409/LBC for Consent for replacement of aluminium framed windows, Flat 7A: internal alterations, Flat 19A: internal alterations, single storey infill extension and alterations to window on elevation 4.
Location: **Tapestries Hall Straight Road Old Windsor Windsor**
Applicant: Ms K Matthews **c/o Agent:** Patrick Inglis IBLA 179 Dalling Road London W6 0ES
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 February 2026
TWH

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 12th December 2025 **Appn No.:** 25/03300
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Drainage); Condition 6 (Landscaping) and Condition 7 (Biodiversity Enhancements) of planning permission 24/00408/FULL for replacement of aluminium framed windows, landscaping, creation of additional 12 car park spaces, Flat 19A: single storey infill extension, alterations to window on elevation 4 and new fence with gate.

Location: **Tapestries Hall Straight Road Old Windsor Windsor**
Applicant: Ms K Matthews **c/o Agent:** Patrick Inglis IBLA 179 Dalling Road London W6 0ES
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 February 2026

TWH

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 10th December 2025 **Appn No.:** 25/03092
Type: Full
Proposal: New front porch, single storey rear extension, flue and alterations to fenestration.

Location: **2 Briar Cottages Bakers Lane Maidenhead SL6 6QH**
Applicant: Ms Michele Morgan **c/o Agent:** Mrs Ellana Reilly HAC Designs 10 Beech Court Wharfdale Road Hurst RG10 0RQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 January 2026

MZW

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 26th November 2025 **Appn No.:** 25/03109
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 3 (Approved Plans) to substitute those plans approved under 25/00219/REM for reserved matters (Landscaping) pursuant to outline planning permission 23/02399/OUT for an outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of 2no. detached dwellings with amended plans.

Location: **Land To The Rear of 62 And 64 St Marks Crescent Maidenhead**
Applicant: Jonathan Dean Developments Ltd **c/o Agent:** John Hancock Brocklehurst Architects 15 High Street West Wycombe HP14 3AE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 4 February 2026

DPK

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 10th December 2025 **Appn No.:** 25/03273
Type: Full
Proposal: 1no. side dormer to accommodate a loft conversion.

Location: **1 Camley Park Drive Maidenhead SL6 6QF**
Applicant: Mr Richard Miller **c/o Agent:** Mr Dean Luxton Delux Designs 20 Gale Gardens Hayley Green Bracknell RG42 6FL
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 3 February 2026

CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 8th January 2026 **Appn No.:** 26/00037
Type: Works To Trees Covered by TPO
Proposal: T1 Maple - Tip reduce lateral branches on east side of crown only to provide up to 1.5m clearance to front elevation of building. (003/2024/TPO)

Location: **112 Blackmoor Lane Maidenhead SL6 8RH**
Applicant: Marcia Mcdonald
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026

DXS

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 9th October 2023 **Appn No.:** 23/02327
Type: Full
Proposal: Retention of outbuilding to be used as a residential dwelling
Location: **Land North of The Bothy Titness Park London Road Sunninghill Ascot**
Applicant: Ms A McNally **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning Ltd 3 Elizabeth Gardens Ascot SL5 9BJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 30 January 2026
TWH

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 5th November 2025 **Appn No.:** 25/02012
Type: Works To Trees Covered by TPO
Proposal: T1 European Lime (Tilia X Europaea) Identified on map with Blue dot : Reduce canopy by 2m all over and Clean epicormic growth up to 6m on stem (Estimated tree height 16m, finishing after works at 14m) T2 European Lime (Tilia X Europaea) Identified on map with Red dot : Reduce canopy by 2m all over and Clean epicormic growth up to 6m on stem(Estimated tree height 16m, finishing after works at 14m) T3 European Lime (Tilia X Europaea) Identified on map with Yellow dot : Reduce canopy by up to 2m all over (Same point tree was previously pruned at) and Clean epicormic growth up to 6m on stem(Estimated tree height 14m, finishing after works at 12m)
Location: **Howards End Charters Road Sunningdale Ascot SL5 9QD**
Applicant: Mr Thomas Eastmen **c/o Agent:** Mr Thomas Eastment Ottershaw Tree Services 27 Ottershaw Park Ottershaw Chertsey KT16 0QG
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 5 February 2026
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 29th September 2025 **Appn No.:** 25/02568
Type: Works To Trees Covered by TPO
Proposal: T1 Oak - Undertake Crown reduction and retrenchment pruning to include a reduction on the eastern side by 4.5m and lateral spread by 2m, western stem reduce by 2.7m and lateral spread by 2m and remove deadwood from the entire crown -(071/2004/TPO).
Location: **Verge Adj To Tudor House Broomfield Park Sunningdale Ascot SL5 0JS**
Applicant: Mrs Ringrose **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:** 2 February 2026
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 25th November 2025 **Appn No.:** 25/03118
Type: Works To Trees Covered by TPO
Proposal: (T1) Sycamore - Fell to ground level (001/1978/TPO)
Location: **Copper Beeches 12 Chanctonbury Drive Ascot SL5 9PT**
Applicant: Mr Steven Brody **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:** 2 February 2026
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 11th December 2025 **Appn No.:** 25/03287
Type: Full
Proposal: Raised ridge, new roof, new front canopy, two storey side/rear extension, alterations to fenestration and external finish, following demolition of existing elements.
Location: **1 Hamilton Drive Sunningdale Ascot SL5 9PP**
Applicant: Mr And Mrs Vohra **c/o Agent:** Mr Lee Fryer Fryer Planning Ltd 32 Dovecote Way Vyne Park Chineham Basingstoke RG24 8HU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
DBL

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 6th January 2026 **Appn No.:** 26/00005
Type: Works To Trees Covered by TPO
Proposal: (T1, T2, T3, T4, T5, T6 and T7) x7 Lime Trees - remove epicormic growth from the main stems and reduce regrowth back to secondary crown reduction points (011/2002/TPO).
Location: **19 St James Gate Sunningdale Ascot SL5 9SS**
Applicant: Ms Joanna Robert
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
AYB

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 2nd October 2025 **Appn No.:** 25/02444
Type: Legal Agreement - Modification/Discharge
Proposal: Approval of Residential Travel Plan submitted pursuant to Clause 1.2 Schedule 5 of the S106 Agreement in regards to planning permission 18/01576/FULL.
Location: **Development At King Street And Queen Street And Broadway Maidenhead**
Applicant: Laura Field
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 February 2026
ME

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 10th November 2025 **Appn No.:** 25/02940
Type: Listed Building Consent
Proposal: Consent for 1no. ground floor external condensor with cage, 1no. ground floor internal air conditioning unit, 3no. first floor internal air conditioning units, 3no. first floor external condensor units and 3no. first floor side replacement windows and 1no. ground floor rear replacement window. and 1no. ground floor side replacement window.
Location: **27 Moorbridge Road Maidenhead SL6 8LT**
Applicant: Mr Chris Procter **c/o Agent:** Mrs Kate Hughes Arkitectly 2 Hersham Farm Cottages Longcross Road Chertsey KT16 0DN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 February 2026
RVS

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 10th November 2025 **Appn No.:** 25/02939
Type: Full
Proposal: 1no. ground floor external condensor with cage, 3no. first floor external condensor units and 3no. first floor side replacement windows, 1no. ground floor rear replacement window. and 1no. ground floor side replacement window.
Location: **27 Moorbridge Road Maidenhead SL6 8LT**
Applicant: Mr Chris Procter **c/o Agent:** Mrs Kate Hughes Arkitectly 2 Hersham Farm Cottages Longcross Road Chertsey KT16 0DN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 February 2026
RVS

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 26th November 2025 **Appn No.:** 25/03110
Type: Reserved Matters
Proposal: Reserved matters (Landscaping) pursuant to outline planning permission 23/00633/OUT for an outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of 5 No. dwelling with associated cycle and refuse storage.

Location: **Land To Rear of 45A Queen Street Maidenhead**
Applicant: Mr Ted Rainford **c/o Agent:** Mr Ted Rainford Shanly Homes Sorbon 24 Aylesbury End Beaconsfield HP9 1LW

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 5 February 2026
DPK

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 9th December 2025 **Appn No.:** 25/03212
Type: Discharge of Condition
Proposal: Details required by Condition 8 (vent details) and 9 (ASHP) of planning permission 23/03024/FULL for a New shopfront, part change of use of the first floor from retail storage (Class E) to residential (Class C3) to provide 4no. apartments with roof terraces, addition of a second floor to provide 2no. apartments, creation of amenity space and provision of windows and doors in new rear elevation following the partial demolition of the existing first floor.

Location: **88 - 90 High Street Maidenhead SL6 1PT**
Applicant: Sorbon Estates **c/o Agent:** John Hancock Brocklehurst Architects Beacon House Ibstone Road Stokenchurch Bucks HP14 3FE

Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 February 2026
DAB

Appeal Decision Report

28 October 2025 - 3 February 2026

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: 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.

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.

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.

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.

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.

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.

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.

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.: 25/60070/REF **Planning Ref.:** 25/00605/FULL **Plns Ref.:** APP/T0355/D/25/3368604

Appellant: Mr Jon Curtis **c/o Agent:** Mr. Mr Terence Telles First Floor 1 Hythe Street DARTFORD DA1 1BE

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

Description: Part single part two storey side/rear extension and 2 no. rear dormer windows.

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

Appeal Decision: Dismissed **Decision Date:** 23 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.: 25/60087/REF **Planning Ref.:** 25/01124/FULL **Plns Ref.:** APP/T0355/W/25/3372603

Appellant: Danshe Property Limited C/o UPP Architects + Town Planners The Stables Market Labs Atrium Chalk Farm Road London NW1 8AH

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

Description: 1no. three bedroom dwelling with solar panels to the front elevation following the demolition of the existing garage.

Location: **Land Adjacent To 6 Stuart Close Windsor**

Appeal Decision: Dismissed **Decision Date:** 26 January 2026

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.: 25/60091/REF **Planning Ref.:** 25/00762/FULL **Plns Ref.:** APP/T0355/D/25/3373013

Appellant: Andy Weston **c/o Agent:** HEAL Planning And Development 11 St. Marys Place SHREWSBURY Shropshire SY1 1DZ

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

Description: Addition of first floor with front extension, relocated front door, new front canopy, single storey side extension, new roofs, alterations to fenestration and the external finish, following demolition of existing elements

Location: **11 Huntsmans Meadow Ascot SL5 7PF**

Appeal Decision: Dismissed **Decision Date:** 23 December 2025

Main Issue:

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.
