

Planning Applications Decided

Week Ending - 20 February 2026

The applications listed below have been DECIDED by the Council.

Ward:

Parish:

Appn. Date: 3rd November 2025

Appn No.: 25/30005

Type: Spheres of Mutual Interest

Proposal: Hybrid planning application (part in full, part in outline) comprising outline application for: up to 2,800 residential units to include up to 100 custom and self build plots; 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry); one District Centre, to incorporate up to 11,000m² of Class E (Commercial, Business and Service, to include a food store of around 2,500m²), and Class F (Local Community and Learning); one Local Centre, to incorporate up to 2,400m² of Class E; a Sports Hub to include sports pitches and pavilion space; up to 4,250m² of further Class E, Class F, and sui generis development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures; 20 gypsy and traveller pitches; drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon; associated highway / transport / supporting infrastructure including spine road, pedestrian and cycle connections; associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation; up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery.

Location:

Hall Farm Church Lane Arborfield Wokingham Wokingham RG2 9HX

Applicant: Wokingham Borough Council

Decision Type: Delegated

Decision: No Comment

Date of Decision: 18 February 2026

CZP

Ward:

Ascot & Sunninghill

Parish:

Sunninghill And Ascot Parish

Appn. Date:

16th October 2025

Appn No.: 25/02650

Type:

Full

Proposal:

Demolition of existing school building and the erection of a part single storey, part two storey building, multi-use games area (MUGA), remodelled car park and associated hard and soft landscaping together with the erection of a single storey temporary school for a period of 24 months (part retention, part proposed) to be located on the existing playing field

Location:

St Francis Catholic Primary And Pre-School And St Francis of Assisi RC Church Car Park Coronation Road Ascot

Applicant:

Ms Melanie Harding **c/o Agent:** Mr Chris Maltby Hatton Planning Chandos Business Centre 87 Warwick Street Leamington Spa Warwickshire CV32 4RJ

Decision Type: Committee Decision

Decision: Application Permitted

Date of Decision: 17 February 2026

NYW

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 4th November 2025 **Appn No.:** 25/02787
Type: Listed Building Consent
Proposal: Consent for a single storey, detached fridge/freezer kitchen store unit, alterations to the internal layout of the existing cafe and shop building involving repositioning and enlargement of kitchen area, new WCs, and installation of extraction vents and alterations to the fenestration.

Location: **Stubbings Nursery And Cafe Stubbings Estate Stubbings Lane Maidenhead SL6 6QL**
Applicant: Mr Oliver Good **c/o Agent:** Mr Daniel Lewandowski Lewandowski Architects Ltd Second Floor Brocas House 102A High Street Eton Windsor Berkshire SL4 6AF

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 February 2026
SCS

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 4th November 2025 **Appn No.:** 25/02786
Type: Full
Proposal: New single storey, detached fridge/freezer kitchen store unit and alterations to the fenestration of the existing cafe and shop building.

Location: **Stubbings Nursery And Cafe Stubbings Estate Stubbings Lane Maidenhead SL6 6QL**
Applicant: Mr Oliver Good **c/o Agent:** Mr Daniel Lewandowski Lewandowski Architects Ltd Second Floor Brocas House 102A High Street Eton Windsor Berkshire SL4 6AF

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 February 2026
SCS

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

Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 16 February 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 9th December 2025 **Appn No.:** 25/03223
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Energy and sustainability) 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:** 16 February 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 28th January 2026 **Appn No.:** 25/03349
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligation under Section 5, Paragraphs 5.3.1, 5.3.2 and 5.3.3 (The Owner And Developer's Covenants) of the S106 Agreement in regards to planning permission 23/02022/OUT.
Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Shriya Gohil
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 19 February 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 28th January 2026 **Appn No.:** 25/03350
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligation under Section 5, Paragraphs 5.1, 5.2 and 5.3 (The Owner And Developer's Covenants) of the S106 Agreement in regards to planning permission 23/02019/OUT.
Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Shriya Gohil
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 19 February 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 22nd December 2025 **Appn No.:** 25/03380
Type: Full
Proposal: New front porch, part single part two storey side/rear extension, 1no. flue and alterations to fenestration.
Location: **149 Whyteladies Lane Cookham Maidenhead SL6 9LF**
Applicant: Mr Mrs Kersey **c/o Agent:** Stephen Varney Associates Ltd First Floor Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 16 February 2026
SCS

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 21st January 2026 **Appn No.:** 26/00150
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Biodiversity enhancement) of planning permission 25/01897/FULL for a Partial garage conversion with raising of the ridge and 1no. rear dormer to provide habitable accommodation within the roofspace, 1no. rear dormer and 1no. rear Juliet balcony to the main dwelling, rear retaining wall and alterations to the patio, steps and fenestration.
Location: **36 Temple Mill Island Bisham Marlow SL7 1SQ**
Applicant: Mr Simon Edwards
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 19 February 2026
CZB

Ward: Bray
Parish: Bray Parish
Appn. Date: 19th November 2025 **Appn No.:** 25/02841
Type: Works To Trees In Conservation Area
Proposal: (T1) Conifer - reduce height by 3m and reduce spread by 0.5m to leave a height and spread of 5.5m height and a radial distance of 2.5m; (T2) Ilex aquifolium - reduce height by 3m and reduce spread by 0.5m to leave a height and spread of 5.5m and a radial distance of 2m and (T3) Magnolia grandiflora - fell to ground level.
Location: **1 Ferry End Ferry Road Bray Maidenhead SL6 2AS**
Applicant: Mr Philip Good **c/o Agent:** Mr Matthew Wiltshire Green Feller Tree Specialist Ltd Fourways 4 Station Road Chinnor OX39 4QB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 February 2026
 HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 17th December 2025 **Appn No.:** 25/03351
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligation under Schedule 1 (Early Stage Viability review) of the S106 Agreement in regards to planning permission 24/00219/FULL.
Location: **Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ**
Applicant: Dan East
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 February 2026
 SRD

Ward: Bray
Parish: Bray Parish
Appn. Date: 24th December 2025 **Appn No.:** 25/03413
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Materials); Condition 8 (Habitat Management and Maintenance Plan); Condition 9 (Cotoneaster Eradication Strategy); Condition 10 (Biodiversity Enhancements); Condition 14 (Cycle Parking); Condition 15 (Refuse Bin and Recycling Provision); Condition 18 (Tree Protection Measures); Condition 22 (Details Of Play Equipment and Associate) and Condition 24 (Drainage Strategy) of planning permission 24/02036/FULL for a change of Use of Braywick House from Offices (Use Class E) to a SEND School (Use Class F1), minor external alterations including the reconfiguration of parking spaces, two replacement escape stairs and new boundary treatment.
Location: **Braywick House 14 Windsor Road Maidenhead SL6 1DN**
Applicant: ET Planning **c/o Agent:** ET Planning 200 Dukes Ride Crowthorne RG45 6DS
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 16 February 2026
 CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 9th January 2026 **Appn No.:** 26/00030
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 6.00m in depth, 2.8m high with an eaves height of 2.5m.
Location: **93 Stompits Road Holyport Maidenhead SL6 2LD**
Applicant: Mr Jed Pickering **c/o Agent:** Mrs Lucy Pickering 1 Pamela Row Holyport Maidenhead SL6 2JJ
Decision Type: Delegated
Decision: Prior Approval Required and Granted **Date of Decision:** 19 February 2026
 MZV

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 20th January 2026 **Appn No.:** 26/00080
Type: Works To Trees Covered by TPO
Proposal: Horse chestnut - prune to provide up to 2m clearance to the side elevation of the neighbouring house at 1 Talbots Drive, provide up to 1m clearance to the garage and up to 1m clearance to the street lamp, crown lift to 2.2m above ground level, sever ivy at the base of the tree stem (007/1971/TPO).
Location: **Harehouse 1A Talbots Drive Maidenhead SL6 4LZ**
Applicant: Mr Gaurav Raj Mohan
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 February 2026
 HL

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 13th November 2025 **Appn No.:** 25/03001
Type: Full
Proposal: First floor front/side extension.
Location: **62 Illingworth Windsor SL4 4UP**
Applicant: Mr And Mrs Sharma c/o **Agent:** Lynda Carroll Lynda Carroll Architects Ltd 70 Clare Road Maidenhead SL6 4DQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 February 2026
 SD

Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 8th October 2025 **Appn No.:** 25/02646
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of Condition 1 (Approved Plans) to substitute those plans approved under 23/00582/REM for reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/00934/OUT for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road with amended plans.
Location: **Land Adjacent The Hatch And South of Maidenhead Road And North of Windsor Road Water Oakley Windsor**
Applicant: Mr Paul Weeks c/o **Agent:** Mr Boris Garcia Boyer 120 Bermondsey Street London SE1 3TX
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 17 February 2026
 ME

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 22nd December 2025 **Appn No.:** 25/03383
Type: Full
Proposal: Part single part two storey side/rear extension with 1no. rear Juliet balcony.
Location: **23 Holly Crescent Windsor SL4 5SL**
Applicant: Kirsten And Chris Smith And Webster c/o **Agent:** Mr Owen Davies-Small Davies-Small Architects Ltd 9 Fielding Road Maidenhead Berkshire SL6 5DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 February 2026
 DBL

Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 16th January 2026 **Appn No.:** 26/00111
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 23/00582/REM for the extension of the private gardens of plots 4 and 5 and the addition of 1no. new condition to any subsequent permission restricting future occupiers from installing hard landscaping or structures within the roof protection area of the off-site trees along the site boundary.

Location: **Land Adjacent The Hatch And South of Maidenhead Road And North of Windsor Road Water Oakley Windsor**

Applicant: Mr Paul Weeks **c/o Agent:** Mr Boris Garcia Boyer 120 Bermondsey Street London SE1 3TX

Decision Type: Delegated

Decision: Permitted with Conditions **Date of Decision:** 19 February 2026

ME

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 25th November 2025 **Appn No.:** 25/03038
Type: Full
Proposal: Erection of a single storey building, A/C unit and with associated parking, landscaping and access road to be used on a temporary basis for 5 years as a Marketing Suite.

Location: **Land Bordered By Woodlands Park Avenue And Woodlands Park Road Maidenhead**

Applicant: Mr Imraj Bassi

Decision Type: Delegated

Decision: Application Permitted **Date of Decision:** 19 February 2026

DPK

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 22nd December 2025 **Appn No.:** 25/03150
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed creation of new access and dropped kerb is lawful.

Location: **Rosewood House Ockwells Road Maidenhead SL6 3AA**

Applicant: Mr S Nash **c/o Agent:** N Griffin Inception Planning Limited Quatro House Frimley Road Camberley GU16 7ER

Decision Type: Delegated

Decision: Refuse **Date of Decision:** 13 February 2026

DBL

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 22nd December 2025 **Appn No.:** 25/03385
Type: Full
Proposal: Garage conversion, first floor side extension and alterations to the external finish and fenestration.

Location: **2 Cadwell Drive Maidenhead SL6 3YR**

Applicant: Matthew Buckland **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:** 16 February 2026

RVS

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 9th January 2026 **Appn No.:** 26/00071
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Ventilation) of listed building consent 25/02799/LBC for consent to change the existing stable block store room into a changing room with shower, WC and first aid facilities.

Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Mr Sebastien Aguetant **c/o Agent:** Mr Jason Oliver Spratley & Partners 7 Centenary Business Park Station Road Henley-On-Thames RG9 1DS

Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 19 February 2026

MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 13th January 2026 **Appn No.:** 26/00084
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Vents) and 5 (Biodiversity enhancements) of planning permission 25/02798/FULL for a Change of the existing stable block store room into a changing room with shower, WC and first aid facilities.

Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Mr Sebastien Aguetant **c/o Agent:** Mr Jason Oliver Spratley And Partners 7 Centenary Business Park Station Road Henley-On-Thames RG9 1DS

Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 19 February 2026

MZV

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 22nd December 2025 **Appn No.:** 25/02651
Type: Full
Proposal: 2 The Embankment - new fence and gate, rear raised decking and hardstanding; 102 Ouseley Road - raised decking, steps and balustrade, hardstanding and relocation of the detached outbuilding staircase following the removal of the existing elements.(Retrospective).

Location: **2 The Embankment And 102 Ouseley Road Wraysbury Staines**
Applicant: Mr Mohd Haris Mashkoor **c/o Agent:** Mr Mohd Haris Mashkoor Mashkoor Studio 1 Amesbury Road Feltham TW13 5HH

Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 13 February 2026

ZP

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 8th January 2026 **Appn No.:** 25/03008
Type: Listed Building Consent
Proposal: Consent for the change of use of the former mortuary building to a wardens utility room to include internal works associated to the installation of a WC, lighting, ventilation, fire-rated cupboard, and repairs works to the ceiling; 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 9A

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 February 2026

AI

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 24th November 2025 **Appn No.:** 25/03079
Type: Discharge of Condition
Proposal: Details required by Condition 31 (Refuse bin storage) of planning permission 25/00030/VAR for a Variation (under Section 73) of Condition 33 to substitute those plans approved under 22/02737/FULL for the construction of 80 dwellings with associated access, open space, landscaping and other infrastructure with amended plans.
Location: **Land To The Rear of 45 To 63 London Road Datchet Slough**
Applicant: Matthew Homes Ltd **c/o Agent:** Mrs Zsuzsa Chynoweth Thrive Architects Building 300, The Grange Romsey Road Michelmersh Romsey SO51 0AE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 18 February 2026

CZP

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 15th December 2025 **Appn No.:** 25/03314
Type: Certificate of Lawful Use
Proposal: Certificate of lawfulness to determine whether the existing change of use from 2no. dwellings to 1no. dwelling is lawful.
Location: **2 - 4 The Avenue Datchet Slough**
Applicant: Ms F Collins **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor Berkshire SL4 5EN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 February 2026

FAC

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 24th December 2025 **Appn No.:** 25/03376
Type: Full
Proposal: Part single, part two storey, part first floor front/side/rear extension, 1no. rear roof lantern, alterations to fenestration and external finish following demolition of existing element
Location: **36 Lawn Close Datchet Slough SL3 9JZ**
Applicant: Mr Mohammed Kobir **c/o Agent:** Mr Kaleem Janjua M C S Design Architectural Services Rivendell 8A Priory Lane Warfield Bracknell RG42 2JU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 February 2026

SD

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 24th December 2025 **Appn No.:** 25/03407
Type: Discharge of Condition
Proposal: Details required by Condition 8 (Aircraft Noise); Condition 10 (External Lighting) and Condition 11 (Biodiversity Enhancement) of planning permission 22/03310/FULL for a replacement dwelling and garage following demolition of existing.
Location: **16 Park Avenue Wraysbury Staines TW19 5ET**
Applicant: Mr Rachhpal Karwal
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 18 February 2026

ZP

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 12th January 2026 **Appn No.:** 26/00075
Type: Permitted Development Extended
Proposal: 2no. single storey rear extensions no greater than 6.00m in depth, 3.10m high with an eaves height of 3.00m.
Location: **10 Fairfield Avenue Datchet Slough SL3 9NQ**
Applicant: Mr Sunesh Koshy **c/o Agent:** Mr Vishal Patel Vdesigncad Services 62 Station Approach South Ruislip HA4 6SA
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 19 February 2026
DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 22nd December 2025 **Appn No.:** 25/02126
Type: Advertisement
Proposal: Consent to retain 1no. internally illuminated fascia sign and 2no. non-illuminated lettering signs.
Location: **Robert Gatward 57 - 58 King Edward Court Windsor SL4 1TG**
Applicant: Mr Ricky Blow **c/o Agent:** Mr Ricky Blow We Are Retail Creative Signage 39A Albert Street Syston LE7 2JA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 February 2026
SD

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 19th December 2025 **Appn No.:** 25/03332
Type: Full
Proposal: Replacement tile roof covering, soffit and fascia.
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:** 17 February 2026
AI

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 5th January 2026 **Appn No.:** 25/03391
Type: Full
Proposal: Part single part two storey rear extension and alterations to fenestration.
Location: **40 Eton Wick Road Eton Wick Windsor SL4 6JL**
Applicant: Mr Shaban Metalia **c/o Agent:** Mr John Phillips Buildplans Merryfields Star Corner Colerne SN14 8DG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 February 2026
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 8th January 2026 **Appn No.:** 26/00050
Type: Works To Trees Covered by TPO
Proposal: T1 Horse chestnut - prune to give up to 2m clearance from the residential building, and 5.3m clearance directly over the road. T2 Oak - prune to give up to 1.5m clearance from the residential building, up to 1m clearance from the roof of the electricity substation building, 5.3m clearance directly over the road, 2.5m clearance directly over the pavement, up to 60cm clearance to the street lamp head and prune to clear the zone within a 45 degree angle from the streetlamp head down to any part of the highway pavement/road, prune to give up to 1m clearance to the BT pole and overhead wires. T3 Silver maple - prune to give up to 2m clearance to the residential building. (002/1963/TPO).
Location: **Lawrence Court Alma Road Windsor SL4 3HB**
Applicant: A Miles **c/o Agent:** A. Miles Tree Services 6 Vernon Drive Harefield UB9 6EG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 February 2026
HL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 9th January 2026 **Appn No.:** 26/00068
Type: Listed Building Consent
Proposal: Consent for internal works to include the removal of the modern concrete floor in the kitchen and snug and its replacement with a new breathable floor system comprising recycled glass aggregate, limecrete screed and vapour-permeable floor finishes. Removal of the existing modern cement-based plaster from the kitchen, snug and the fireplace wall in the lounge and replace with breathable lime-based plaster and limewash paint.

Location: **Manor Farm House Manor Farm Common Road Eton Wick Windsor SL4 6QY**
Applicant: C/o Agent **c/o Agent:** Mr Daniel Lewandowski Lewandowski Architects Ltd Second Floor Brocas House 102A High Street Eton Berkshire SL4 6AF

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 February 2026
FAC

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 14th January 2026 **Appn No.:** 26/00104
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Roof structure) (partial discharge) and 11 (Rooflights) (partial discharge) of planning permission 23/00532/LBC for a Consent to reroofing, raising the pitch of smaller roof elements and to replace rainwater goods and rooflights.

Location: **The Cloisters And St Marys Chapel Eton College Slough Road Eton Windsor SL4 6DL**
Applicant: Ms Samantha Brash **c/o Agent:** Miss Camila Oliveira Martin Ashley Architects 745, 7th Floor Regal House 70 London Road Twickenham TW1 3QS

Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 20 February 2026
BF

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 19th January 2026 **Appn No.:** 26/00151
Type: Works To Trees In Conservation Area
Proposal: (T1) Bay - reduce by 0.5m leaving a final height of 7m and spread of 5.5m.

Location: **23 Clarence Road Windsor SL4 5AX**
Applicant: Mrs Shuker **c/o Agent:** Miss Helen Taylor Greenwood Tree Surgeons Ltd Nutts Close Common Road Eton Wick Windsor SL4 6QY

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 February 2026
HL

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 7th November 2025 **Appn No.:** 25/02947
Type: Full
Proposal: Enlargement of the existing dropped kerb, change of use of public amenity land to private driveway.

Location: **11 Brompton Drive Maidenhead SL6 6SP**
Applicant: Mr David Ross **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:** 18 February 2026
MZW

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 6th October 2025 **Appn No.:** 25/02627
Type: Works To Trees In Conservation Area
Proposal: (T1) Walnut - Fell. (T2) Lawson Cypress - Sever ivy, crown lift to give up to 2.5m clearance from ground level. (T3) Beech - Sever ivy at base of tree and allow ivy to dieback naturally. (G4) Ash, laburnum - Fell. (G5) Prunus, Hawthorn, Lilac - Fell. (G6) Yew - Crown lift to give up to 2m clearance from ground level. (G7) 5 no. Ash - retain the two most northern Ash and fell the other 3. (G8) Hawthorn, Ash, Holly, Yew - no works. (G9) Eucalyptus - Fell. (G10) Yew - Cut laterally on house side by 2m.

Location: **Redroofs School School Lane Littlewick Green Maidenhead SL6 3QY**
Applicant: Ms K McLaren **c/o Agent:** Mr Glen Harding GHA Trees 5 South Drive High Wycombe HP13 6JU

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 February 2026
 HL

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 8th January 2026 **Appn No.:** 26/00033
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side extension and enlargement of the existing rear dormer is lawful.

Location: **Merlins Littlefield Green White Waltham Maidenhead SL6 3JN**
Applicant: Mr And Mrs Rhodes **c/o Agent:** Mrs Susanne Hardvendel Hardvendel Design Ltd 3 Malkin Drive Beaconsfield HP9 1JN

Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 17 February 2026
 DJ

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 11th February 2026 **Appn No.:** 26/00374
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 22/03379/FULL for alteration to 2 no. side dormers, 2 no. new rear dormers, change roof design of rear single storey element and alterations to fenestration.

Location: **Warren Wood Farm Warren Row Road Knowl Hill Reading RG10 9YJ**
Applicant: Claire Hollis **c/o Agent:** Mrs Elena MacDonald Wilde Spooner Raleigh 88 Easton Street High Wycombe HP11 1LT

Decision Type: Delegated
Decision: Refuse **Date of Decision:** 19 February 2026
 MZV

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 8th December 2025 **Appn No.:** 25/03194
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 10 to substitute those plans approved under 25/01491/FULL for the Change of use from office accommodation (Class E) to a self-storage facility (Class B8), new boundary treatment, 1 no. entrance gate, 4 no. EV charging points and new PV panels with amended plans and details required by Condition 8 (Solar panels).

Location: **Eurasia Headquarters Concorde Road Maidenhead SL6 4BY**
Applicant: Vanguard Holdings Ltd **c/o Agent:** Mrs Julie Cowan Papouskova NTA Planning LLP 46 James Street London W1U 1EZ

Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 19 February 2026
 DAB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 24th December 2025 **Appn No.:** 25/03203
Type: Cert of Lawfulness of Proposed Use
Proposal: Certificate of lawfulness to determine whether the proposed use of office (161 ResCo-work 08) for a private hire operator is lawful.
Location: **Regus First Floor 3 Concorde Park Concorde Road Maidenhead SL6 4FJ**
Applicant: Mr Muhammad Ali Dhakho
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 16 February 2026
DBL

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 16th January 2026 **Appn No.:** 26/00125
Type: Works To Trees In Conservation Area
Proposal: T1 Lime - crown lift to 3m above ground level.
Location: **The Lamp House Chantry Road Maidenhead SL6 1TR**
Applicant: Mrs Johnson **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:** 16 February 2026
HL

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 11th February 2026 **Appn No.:** 26/00375
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 22/01717/FULL for the addition of a door to Plot 158-161
Location: **Land At Manor House Manor Lane And South of Manor Lane And Harvest Hill And East of Spring Hill Maidenhead**
Applicant: Mr Benjamin Shaw
Decision Type: Delegated
Decision: Permitted with Conditions **Date of Decision:** 19 February 2026
SH

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 4th February 2026 **Appn No.:** 26/00306
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: **15 The Avenue Old Windsor Windsor SL4 2RS**
Applicant: Mr Artur Shkuratj **c/o Agent:** Mr Matthew Calvert Matthew Calvert Architect The Barn Studio 216 Thames Side Laleham Staines TW18 1UQ
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 17 February 2026
DJ

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 10th November 2025 **Appn No.:** 25/02522
Type: Certificate of Lawfulness of Development
Proposal: Certificate of lawfulness to determine whether the existing music block, maintenance store and extension to the sport hall is lawful.
Location: **Claire's Court School Senior Boys Ray Mill Road East Maidenhead SL6 8TE**
Applicant: Mr Peter Talbot **c/o Agent:** Mr Andrew Black Andrew Black Consulting 17 Egerton Road New Malden KT3 4AP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 19 February 2026
DAB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 5th February 2026 **Appn No.:** 26/00314
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey rear/side extension is lawful.
Location: **46 Thames Crescent Maidenhead SL6 8EY**
Applicant: Nick Little **c/o Agent:** Miss Rebecca Evans Arkiplan Architectural Ltd House 13 Freeland Park Lytchett Wareham Road BH16 6FA United Kingdom
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 17 February 2026
 DJ

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 19th August 2024 **Appn No.:** 24/02026
Type: Full
Proposal: 2no. detached dwellings, 1no. detached garage, hardstanding and replacement gates and piers following demolition of existing elements.
Location: **Charlecombe Hall Chanctonbury Drive Ascot SL5 9PT**
Applicant: Paul Chartlake Properties Ltd **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 February 2026
 JO

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 13th October 2025 **Appn No.:** 25/02593
Type: Full
Proposal: 2 no. storage buildings with PV panels and 4 no. EV points
Location: **Tittenhurst London Road Sunninghill Ascot SL5 0PN**
Applicant: Mr Nigel Street **c/o Agent:** Mr Raymond Holden Rjha 6A Station Parade London Road Sunningdale SL5 0EP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 February 2026
 TWH

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 29th December 2025 **Appn No.:** 25/03418
Type: Discharge of Condition
Proposal: Details required by Condition 5 (PV Panels); Condition 6 (Air Sourced Heat Pumps Details); Condition 8 (Landscaping); Condition 9 (Obscured Glazing); Condition 10 (Biodiversity Enhancement) and Condition 11 (External Lighting) of planning permission 25/01353/FULL for a replacement four bedroom dwelling, EV charger, replacement detached outbuilding with cycle storage, new front boundary treatment, hardstanding and associated parking and landscaping following the demolition of the existing dwelling (Self Build).
Location: **Syringa Cottage Charters Road Sunningdale Ascot SL5 9RG**
Applicant: Mr Tom Keelan **c/o Agent:** Mr Oliver Hicks 6 Cedar Business Park Cedar Lane Frimley GU16 7AZ
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 16 February 2026
 TWH

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 12th January 2026 **Appn No.:** 26/00063
Type: Discharge of Condition
Proposal: Details required by Condition 10 (External lighting scheme) of planning permission 24/00557/FULL (allowed on appeal) for the Erection of a replacement 2-storey detached dwelling with roof mounted PV panels and detached single-storey garage/store building with EV charger, 1no. air source heat pump, new driveway gates and new pedestrian access and gate, with associated landscaping following demolition of existing 2-storey dwelling and linked single-storey garaging/store/workshop.
Location: **6 Silwood Close Ascot SL5 7DX**
Applicant: Mr And Mrs R And J Graham **c/o Agent:** Mr Philip Andrews WvH Planning Ltd Elmwood High Park Avenue East Horsley Surrey KT24 5DD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 19 February 2026

TWH

Appeal Decision Report

10 November 2025 - 18 February 2026

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.: 24/60091/REF **Planning Ref.:** 24/01173/TPO **Plns Ref.:** APP/TPO/T0355/10265

Appellant: Jeremy Legg **c/o Agent:** Mr Trevor Heaps Trevor Heaps Arboricultural Consultancy Ltd 12 Plover Drive Milford On Sea SO41 0XF

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

Description: Limes x 4 and a Horse Chestnut - to carry out tree root surgery in order to re-surface the garage forecourt. (002/1985/TPO).

Location: **Sutherland Grange Maidenhead Road Windsor**

Appeal Decision: Allowed **Decision Date:** 17 February 2026

Main Issue: Subject to the implementation of the arboricultural method statement and appropriate supervision, the proposed works would not give rise to material harm to the trees or to their contribution to the character and appearance of the area.

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: Appeal Allowed: The appeal concerned whether replacing the existing houseboat at Good Shelter, Spade Oak Reach with a new houseboat would constitute a materially different use from that established under the 1993 Lawful Development Certificate (LDC), which allowed the mooring of a single residential houseboat. The Council refused the application on the basis that the proposed structure would visually resemble a dwellinghouse on a floating platform rather than a houseboat, and therefore represented a materially different use. The Inspector considered that the 1993 LDC lawfully established the residential use of the land and the mooring of a single houseboat. The proposed replacement would have a hull with distinct bow and stern, designed to keep the structure afloat, unlike a floating platform. A houseboat, by definition, is a stationary structure lived in, and it is unsurprising if its superstructure looks like living accommodation. The proposed structure would still be 'a house on a boat', meeting the definition of a houseboat. The Inspector concluded that the character of the proposed use would not be materially different from the existing use. The proposed replacement houseboat remains a single residential houseboat, consistent with the 1993 LDC. Therefore, the Council's refusal was not well-founded, and the appeal succeeds. The lawful use established in 1993 continues to apply, and replacing the houseboat does not alter the nature of that use.

Costs Refused: In addition to the appeal, the appellant made an application for full award of costs against the Council. In this case, the inspector confirmed that the Council was not obligated to seek legal advice and was expected to have sufficient legal knowledge to prepare reports and support its planning judgement. The delegated report identified the main issue correctly, namely whether there was a material change in the use of land having regard to the character of the lawful use and the proposed use. The inspector concluded that the Officer properly assessed the character of the proposed use and cannot be criticised for exercising planning judgement and concluding that the proposed use would be materially different to the certified lawful use. The Inspector found that the Council had not acted unreasonably and that the appellant had not incurred wasted expense. Therefore, the application for costs was refused.

Appeal Ref.: 25/60053/REF **Planning Ref.:** 23/00921/FULL **Plns Ref.:** APP/T0355/W/25/3363639

Appellant: Brockenhurst Homes **c/o Agent:** Douglas Bond Woolf Bond Planning The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

Decision Type: Committee **Officer Recommendation:** Refuse

Description: 10no. apartments with basement parking, refuse store, and landscaping following the demolition of the existing buildings.

Location: **Milcote And The Nook At Milcote Kings Ride Ascot**

Appeal Decision: Dismissed **Decision Date:** 5 February 2026

Main Issue: The Inspector concluded that the 'tilted balance' under the National Planning Policy Framework was engaged. They considered that the harm to a number of trees that make a positive contribution to the appearance of the area to be a harm that significantly weighed against the scheme. In addition, the absence of a S106 legal agreement to secure biodiversity net gain, active open space, community facilities and affordable housing weighed against the scheme.

Appeal Ref.: 25/60077/REF **Planning Ref.:** 23/01977/FULL **Plns 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:

Appeal Ref.: 25/60078/REF **Planning Ref.:** 23/01978/LBC **Plns 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:

Appeal Ref.: 25/60090/REF **Planning Ref.:** 25/01966/PIP **Plns 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:

Appeal Ref.: 25/60095/REF **Planning Ref.:** 25/00171/FULL **Plns Ref.:** APP/T0355/W/25/3373748

Appellant: Mr & Mrs Pover Hazel Cottage Hibbert Road Maidenhead SL6 1UT

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

Description: Detached garage/workshop with an external staircase and 1no. front dormer providing habitable accommodation within the roofspace following the demolition of the existing detached garage.

Location: **Hazel Cottage Hibbert Road Maidenhead SL6 1UT**

Appeal Decision: Dismissed **Decision Date:** 9 January 2026

Main Issue: The Inspector considered that the proposed works and development would preserve the listed building and its setting, and would not harm local character with specific reference to trees. However, the Inspector determined that the appeal scheme had not adequately demonstrated that the works and development would not impede the flow of flood water or increase flood risk elsewhere and therefore dismissed the appeal for this reason.

Appeal Ref.: 25/60096/REF **Planning Ref.:** 25/00172/LBC **Plns Ref.:** APP/T0355/Y/25 /3372915

Appellant: Mr & Mrs Pover Hazel Cottage Hibbert Road Maidenhead SL6 1UT

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

Description: Consent for a detached garage/workshop with an external staircase and 1no. front dormer providing habitable accommodation within the roofspace following the demolition of the existing detached garage.

Location: **Hazel Cottage Hibbert Road Maidenhead SL6 1UT**

Appeal Decision: Dismissed **Decision Date:** 9 January 2026

Main Issue: The Inspector considered that the proposed works and development would preserve the listed building and its setting, and any features of special architectural or historic interest that it possesses and therefore the appeal scheme does not conflict with the statutory presumptions set out in sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 and satisfies the historic environment conservation and enhancement policies of the NPPF. There is also no conflict with BLP Policy HE1, in so far as it seeks to ensure that development conserves and enhances the historic environment. The appeal was however dismissed together with the associated appeal for full planning permission on the grounds that it had not been adequately demonstrated that the works and development would not impede the flow of flood water or increase flood risk elsewhere.

Appeal Ref.: 25/60097/REF **Planning Ref.:** 24/02996/FULL **Plns Ref.:** APP/T0355/W/2 5/3373439

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.

Appeal Ref.: 25/60116/REF **Planning Ref.:** 25/01950/FULL **Plns Ref.:** APP/T0355/W/25/
3375030

Appellant: S K Rajput **c/o Agent:** Loxley Group The Bell And Bottle Bath Road Littlewick Green
Maidenhead SL6 3RX

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

Description: Replacement detached outbuilding.

Location: **The Bell And Bottle Bath Road Littlewick Green Maidenhead SL6 3RX**

Appeal Decision: Allowed **Decision Date:** 10 February 2026

Main Issue:
