

Planning Applications Decided

Week Ending - 27 February 2026

The applications listed below have been DECIDED by the Council.

Ward:
Parish:
Appn. Date: 30th January 2026 **Appn No.:** 26/00256
Type: Non-material Amendment
Proposal: 'Non material amendments to planning permission 23/02019/OUT for the alteration of 8no. two bedroom three person dwellings into four person dwellings and 4no. four bedroom five person dwellings into six person dwellings.
Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Miss Pippa Paton
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 February 2026
 NYW

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 8th October 2025 **Appn No.:** 25/02640
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials), 3 (Hard surfacing), 4 (External materials), and 43 (Foul water network upgrades) 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:** 25 February 2026
 CZP

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 30th October 2025 **Appn No.:** 25/02234
Type: Works To Trees Covered by TPO
Proposal: (T1) Cedar - branch lift to give up to 1m clearance directly over the garages and up to 4.5m clearance directly over the shared driveway. (037/2002/TPO)
Location: **Cedar House 75 Harrow Lane Maidenhead SL6 7NY**
Applicant: Mr Daniel Burr **c/o Agent:** Mr Daniel Burr Acacia Tree Surgeons Ltd Acacia House Tatsfield Approach Road Tatsfield Westerham TN16 2JT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 February 2026
 HL

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 2nd September 2025 **Appn No.:** 25/02270
Type: Works To Trees Covered by TPO
Proposal: T1 Corsican Pine - Remove to source lateral limb 1, reduce the length of lateral limb 2 by 2-3m, reduce length of lateral limb 3 by 2m as per photographs (017/2013/TPO).
Location: **6 Castle Court Maidenhead SL6 6DD**
Applicant: Mr Mixoudis **c/o Agent:** Mr Edward Butler Future Tree 14 Harcourt Drive Earley RG6 5TJ
Decision Type: Delegated
Decision: Would Have Refused **Date of Decision:** 20 February 2026
 HL

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 31st December 2025 **Appn No.:** 25/03432
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed loft conversion, hip to gable, part lowering of the ridge, 1no. side dormer and alterations to fenestration is lawful.
Location: **17 Castle Drive Maidenhead SL6 6DB**
Applicant: Mr Singh **c/o Agent:** Mr Abdul Wajid AW Architecture Ltd 46 Bowyer Drive Slough SL1 5EG
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 25 February 2026
 CZB

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 11th February 2026 **Appn No.:** 26/00371
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed outbuilding to the rear of the property for ancillary use is lawful.
Location: **Beggars Roost 12 Belmont Park Road Maidenhead SL6 6HT**
Applicant: Jason Dance **c/o Agent:** Wouter De Jager De Jager Consultancy TA Maidenhead Planning Suite 3 - 7 North Road Maidenhead SL6 1PE
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 26 February 2026
 MZW

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 30th July 2025 **Appn No.:** 25/01768
Type: Full
Proposal: Change of use of existing hardstanding forming part of the wider existing hardstanding to B8 (Storage And Distribution) of plant and machinery. (Retrospective).
Location: **Compound At Stubbings Nursery Henley Road Maidenhead**
Applicant: Mr O Good **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 20 February 2026
 MZV

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 22nd October 2025 **Appn No.:** 25/02687
Type: Listed Building Consent
Proposal: Consent for repair works to the chalk stone and the replacement of the lean-to open store to the west gable of the Stable block.
Location: **Stable Block Bisham Village Bisham Abbey 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: Application Permitted **Date of Decision:** 23 February 2026
 DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 11th December 2025 **Appn No.:** 25/03232
Type: Discharge of Condition
Proposal: Details required by Condition 18 (Lighting - Ecology) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham
Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 26 February 2026

NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 12th January 2026 **Appn No.:** 26/00060
Type: Full
Proposal: 4no. dwellings, 1no. car port with accommodation above, solar panels, hardstanding and landscaping following demolition of existing garages and retention of access to 20 Windmill Road.
Location: **Garages 1 And 44 Windmill Road Cookham Maidenhead**
Applicant: Mr Clive Bird **c/o Agent:** Mr Alan Munro Amber Architecture Limited The Barn 3 St George's Court Methwold Norfolk IP26 4PL
Decision Type: Application Withdrawn **Date of Decision:** 23 February 2026

DPK

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 12th January 2026 **Appn No.:** 26/00076
Type: Full
Proposal: Front by window, single storey front/side extension with front entrance canopy, part single part two storey side/rear extension and alterations to fenestration following the demolition of the existing elements.
Location: **91 Westwood Green Cookham Maidenhead SL6 9DE**
Applicant: Mr Max Davidson **c/o Agent:** Mr Dean Luxton Delux Designs 25 Gale Gardens Hayley Green Bracknell RG42 6FL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 20 February 2026

CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 21st January 2026 **Appn No.:** 26/00161
Type: Works To Trees In Conservation Area
Proposal: Fig tree - crown reduce by 2m to leave a height of 6m and spread of 6m.
Location: **Gantry House School Lane Cookham Maidenhead SL6 9QN**
Applicant: Mr Edward Donald
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 20 February 2026

HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 26th January 2026 **Appn No.:** 26/00208
Type: Discharge of Condition
Proposal: Details required by Condition 3 (BNG Plan), 5 (Biodiversity enhancement) and 6 (RAMS) of planning permission 25/01737/FULL for a Detached equestrian stable building with associated parking.
Location: **Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE**
Applicant: Ms Emma Brinkworth **c/o Agent:** Mr Paul Billinghamurst Copas Farms Estate Hedsor Park Farm Heathfield Road Taplow Buckinghamshire SL6 0FE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 20 February 2026

MZV

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 26th January 2026 **Appn No.:** 26/00211
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Biodiversity gain plan) and 5 (Biodiversity enhancements) of planning permission 24/02516/FULL for an Outdoor manège with post/rail fencing.
Location: **Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE**
Applicant: Ms Emma Brinkworth **c/o Agent:** Mr Paul Billinghamurst Copas Farms Estate Hedsor Park Farm Heathfield Road Taplow Buckinghamshire SL6 0FE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 20 February 2026

MZV

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 28th January 2026 **Appn No.:** 26/00239
Type: Works To Trees In Conservation Area
Proposal: (T) Pear tree - thin crown by up to 20% to suitable growth points, reduce upper crown by 1.5m to suitable growth points leaving finished height at 3.5m; (T2) Cherry tree - thin crown by up to 20% to suitable growth points, reduce upper crown by up to 1.5m to suitable growth points leaving finished height at 3m, reduce house side by up to 1m to suitable growth points leaving spread at 2.5m; (T3) Apple tree - thin crown by up to 20% to suitable growth points, reduce crown all over by up to 1.5m to suitable growth points leaving finished height at 3.5m and spread at 4.5m and (T4) Cotinus tree - thin crown by up to 20% to suitable growth points, reduce upper crown by up to 1.5m to suitable growth points to leave finished height at 3m and clear fence line by up to 0.5m reducing to suitable growth points.
Location: **Byford Berries Road Cookham Maidenhead SL6 9SD**
Applicant: Mr John Waller **c/o Agent:** Simon Stokes 36 Goodwin Road Slough SL2 2ES
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 26 February 2026

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 2nd December 2025 **Appn No.:** 25/03012
Type: Reserved Matters
Proposal: Reserved Matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/02789/OUT (allowed at appeal) for Outline application for access only to be considered at this stage for x4 serviced plots for Self-Build and Custom Housebuilding (Plot 4).
Location: **Land Adjacent Pond View Sturt Green Holyport Maidenhead SL6 2JH**
Applicant: K Pryse
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 February 2026

DAB

Ward: Bray
Parish: Bray Parish
Appn. Date: 26th November 2025 **Appn No.:** 25/03121
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side extension, two storey rear extension and alterations to the existing patio following demolition of the existing conservatory is lawful.
Location: **Braywood House Drift Road Winkfield Windsor SL4 4RR**
Applicant: Mr And Mrs J Ogilvie Robertson **c/o Agent:** David David Herbert David Herbert Architects 24-28 St Leonards Road Windsor SL4 3BB
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 20 February 2026
AI

Ward: Bray
Parish: Bray Parish
Appn. Date: 7th January 2026 **Appn No.:** 25/03315
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligation under Schedule 5, Paragraph 1.1 (Public Realm Improvements Strategy) of the S106 Agreement in regards to planning permission 24/02786/FULL.
Location: **Land South of Kimbers Lane Maidenhead**
Applicant: Jo Unsworth
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 February 2026
CZP

Ward: Bray
Parish: Bray Parish
Appn. Date: 22nd December 2025 **Appn No.:** 25/03384
Type: Discharge of Condition
Proposal: Details required by Condition 14 (SuDS) of planning permission 21/03054/FULL for a change of use from builders site to residential to create 1 no. dwelling with associated access, parking and landscaping.
Location: **Land To The South of Lenore Cottage Rolls Lane Holyport Maidenhead**
Applicant: Mr Evans **c/o Agent:** Mr David Moore Morse Webb Ltd The Byre Lantern Courtyard The Street Bramley RG26 5DE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 26 February 2026
MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 13th January 2026 **Appn No.:** 26/00082
Type: Full
Proposal: 1no. dwelling, hardstanding and landscaping following demotion of existing dwelling.
Location: **Boston Bungalow Moneyrow Green Holyport Maidenhead SL6 2ND**
Applicant: Mr Tim Bown **c/o Agent:** Mr Charlie Boher Boher Architecture Challenger House Rumbolds Hill Midhurst GU29 9BY
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 26 February 2026
DAB

Ward: Bray
Parish: Bray Parish
Appn. Date: 21st January 2026 **Appn No.:** 26/00177
Type: Works To Trees In Conservation Area
Proposal: (T1) Japanese acer - Crown reduce by up to 1.5m and to provide clearance over road (as shown).
Location: **8 Ferry End Ferry Road Bray Maidenhead SL6 2AS**
Applicant: Sandra Kiely **c/o Agent:** Jon Simmons JS Arborcraft Ltd 39 Dunwood Court Boyn Valley Road Maidenhead SL6 4JE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 20 February 2026
HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 4th February 2026 **Appn No.:** 26/00231
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 24/02786/FULL for changes of roof tiles.
Location: **Land South of Kimbers Lane Maidenhead**
Applicant: Mr Michael Kandi **c/o Agent:** Hazel Butler KSA Architects Ltd Concept House 35 Kingston Crescent Portsmouth PO2 8AA
Decision Type: Delegated
Decision: Permitted with Conditions **Date of Decision:** 26 February 2026
CZP

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 16th December 2025 **Appn No.:** 25/03188
Type: Full
Proposal: Construction of 3no. dwellinghouses and associated parking, landscaping and alterations to vehicular and pedestrian access following demolition of existing bungalow and outbuildings.
Location: **157 Grenfell Road Maidenhead SL6 1EZ**
Applicant: Satalan Developments **c/o Agent:** Mrs Ruth Dovey Solve Planning Ltd Office 6 First Floor, Eastgate Dogflud Way Farnham Surrey GU9 7UD
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 24 February 2026
SRD

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 2nd January 2026 **Appn No.:** 25/03428
Type: Full
Proposal: Enlargement of the existing roofspace with 1no. rear Juliet balcony, 1no. additional side dormer, and a detached outbuilding ancillary to the main dwelling (Part Retrospective).
Location: **Canbrae 8 Bell View Close Windsor SL4 4EX**
Applicant: Mr Amit Mehta **c/o Agent:** Mr Kaleem Janjua M C S Design Architectural Services Rivendell 8A Priory Lane Warfield Bracknell RG42 2JU
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 26 February 2026
ZP

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 11th February 2026 **Appn No.:** 26/00286
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed front porch, hip to gable, 2no. front rooflights and 1no. rear dormer are lawful.
Location: **87 Kentons Lane Windsor SL4 4JH**
Applicant: Mr Rashpal Singh **c/o Agent:** Mr Ali Uddin 43 Tamarisk Way Slough SL1 2UW
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 26 February 2026
AI

Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 9th January 2026 **Appn No.:** 26/00045
Type: Discharge of Condition
Proposal: Details required by Condition 6 (Phasing Plan) of planning permission 22/01354/OUT for an Outline application for access only to be considered at this stage with all other matters to be reserved for the construction of up to x320 new homes, land for a Special Educational Needs (SEN) school, a multi-functional community building alongside an area of strategic open space including play spaces and orchard planting together with associated landscaping, car parking, footpath/cycle connections and vehicular access on to Dedworth Road, following demolition of existing structures.

Location: **Land Bounded By Willow Path And The Limes And Windsor Road And Dedworth Road And Oakley Green Road Oakley Green Windsor**

Applicant: Mr Gary Du Preez
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 27 February 2026

NYW

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 31st December 2025 **Appn No.:** 25/03397
Type: Full
Proposal: Enlargement of the existing 6no. flats with a three storey rear extension with ground floor terraces, first and second floor Juliet balconies, internal lift and associated landscaping.

Location: **Lord Raglan House 132 St Leonards Road Windsor SL4 3DJ**

Applicant: Mr C Jones **c/o Agent:** Mr David Graham Pembroke Planning 60 High Street Wimbledon London SW19 5EE

Decision Type: Delegated
Decision: Refuse **Date of Decision:** 24 February 2026

DZC

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 10th February 2026 **Appn No.:** 26/00348
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the 3no. front rooflights, hip to gable and 1no. rear dormer with Juliet balcony are lawful.

Location: **86 Parsonage Lane Windsor SL4 5EN**

Applicant: Mr And Mrs Tom And Dee Coombe **c/o Agent:** Hugo Morales Humo Studio 7 Arlington Mews London SE13 6AX

Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 27 February 2026

AI

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 27th November 2025 **Appn No.:** 25/03103
Type: Full
Proposal: 2 no. front rooflights and 3 no. rear dormers to facilitate a loft conversion

Location: **Dera GullWala Bracken Road Maidenhead SL6 3EF**

Applicant: Mr Mohsin Nawaz
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 February 2026

MZW

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 28th October 2025 **Appn No.:** 25/02854
Type: Certificate of Lawful Use
Proposal: Certificate of lawfulness to determine whether the existing use of the lane and adjoining land as residential curtilage in association with the outbuilding is lawful.
Location: **94 And Land At 94 And Woodland To The Rear of 94 Welley Road Wraysbury Staines**
Applicant: Mr Luke Smith
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 February 2026
DZC

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 28th October 2025 **Appn No.:** 25/02855
Type: Certificate of Lawful Use
Proposal: Certificate of lawfulness to determine whether the existing use of the outbuilding as a self-contained dwelling (Use Class C3) is lawful.
Location: **94 And Land At 94 And Woodland To The Rear of 94 Welley Road Wraysbury Staines**
Applicant: Mr Luke Smith
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 February 2026
DZC

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 19th January 2026 **Appn No.:** 26/00120
Type: Discharge of Condition
Proposal: Details required by Condition 9 (Biodiversity enhancement) of planning permission 24/02126/VAR for the Variation (under Section 73) of Condition 12 (Approved Plans) to substitute those plans approved under 23/01166/FULL for a replacement dwelling and garage with amended plans.
Location: **51 The Avenue Wraysbury Staines TW19 5EY**
Applicant: Mr And Mrs R Savur **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor SL4 5EN
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 26 February 2026
BF

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 24th February 2025 **Appn No.:** 25/00460
Type: Outline
Proposal: Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for a proposed development at Nos 59, 59a and 61 St Leonards Road and land to the rear, the proposals includes a bridge link at first floor level across the access to Trinity Yard to provide a bedroom with ensuite facilities connecting to an existing residential unit on the first floor of No 59 St Leonards Road; a link at first floor level between Nos 59 and 61 St Leonards Road to create a two bedroom unit at the front of No 59 and 61 St Leonards Road and a one bedroom duplex unit to the rear of No 61 St Leonards Road. In total there will be 5 residential units on the upper floors of Nos 59, 59a and 61 St Leonards Road (2 x one-bedroom units and 3 two-bedroom units). The ground floor of Nos 59, 59a and 61 will remain as Class E. A new refuse store is also provided at the rear of No 61 St Leonards Road. The proposed development in Trinity Yard is a part two storey and part three storey redevelopment scheme retaining the eastern gable wall of the main central yard building and comprises 7 Class E units on the ground floor and 15 residential units on the first and second floors (5 x one-bedroom units, 9 x two-bedroom units and 1 x three-bedroom unit). The proposed development also includes associated car and cycle parking, refuse storage and landscaping.
Location: **59 To 61 And Land To The Rear of 59 To 61 St Leonards Road Windsor**
Applicant: Mr Tim Matthews **c/o Agent:** Mrs Valerie Scott HCUK Group Ltd The Office Marylebone 12 Melcombe Place Devon NW1 6JJ
Decision Type: Committee Decision
Decision: Refuse **Date of Decision:** 23 February 2026
CZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 26th November 2025 **Appn No.:** 25/03125
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed construction of the loft conversion into habitable space, replacing the window with a patio door and repairs to the existing walls is lawful.
Location: **78 Arthur Road Windsor SL4 1RX**
Applicant: Ms Jubilee Bhogal **c/o Agent:** Mrs Somaya Sultani E&F Engineering 38 Masson Avenue Ruislip HA4 6QU
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 25 February 2026
AI

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 5th January 2026 **Appn No.:** 25/03386
Type: Works To Trees In Conservation Area
Proposal: (T1) Sycamore - Reduce (as shown in photograph submitted with application).
Location: **Jack Wills 17 High Street Eton Windsor SL4 6AX**
Applicant: Nicola Theys **c/o Agent:** Nathan Cantell Beechwood Tree Care Ltd 2 Playhatch Farm Cottages Playhatch RG4 9QX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 February 2026
AYB

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 29th December 2025 **Appn No.:** 25/03420
Type: Full
Proposal: Part two storey, part single, part first floor rear extension and alterations to fenestration following demolition of existing single storey rear extension.
Location: **75 Vansittart Road Windsor SL4 5DB**
Applicant: Mr Simon Mayfield **c/o Agent:** Mr Matt Toovey Aspects Architectural Services Ltd St Stephens House Arthur Road Windsor SL4 1RU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 20 February 2026
ZP

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: 21st January 2026 **Appn No.:** 26/00184
Type: Works To Trees In Conservation Area
Proposal: (T1) Lime - Reduce canopy height by 5m and canopy spread by 2m (as shown in photo 1)
Location: **9 Park Street Windsor SL4 1LU**
Applicant: Mr & Mrs Leonard **c/o Agent:** Mr Leigh Hopkins Surrey And Sussex Tree Surgery 53 Nicholsfield Loxwood RH14 0SR
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 20 February 2026
HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th February 2026 **Appn No.:** 26/00343
Type: Cert of Lawfulness of Proposed Use
Proposal: Certificate of lawfulness to determine whether the proposed use of Office 311 to operate as a virtual private hire company is lawful.
Location: **The Regus Group Gainsborough House 59 - 60 Thames Street Windsor SL4 1TX**
Applicant: Mr Paul Bruton
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 26 February 2026
 DJ

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 26th January 2026 **Appn No.:** 26/00222
Type: Works To Trees In Conservation Area
Proposal: (G1) 2no. Magnolia and 2no. Cypress - Crown reduce leaving a final height of approximately 4.5m and lateral spread of 1.5m.
Location: **Tyne Cottage 16 Linden Avenue Maidenhead SL6 6HB**
Applicant: Mr Reay **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:** 24 February 2026
 HL

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 2nd October 2025 **Appn No.:** 25/02482
Type: Full
Proposal: 4no. residential detached dwellings, cycle and refuse storage, hardstanding and landscaping following demolition of existing elements.
Location: **Oak Tree Farm And Barn At Oak Tree Farm Twyford Road Binfield Bracknell**
Applicant: Oak Tree Farm **c/o Agent:** Mrs Rosalind Graham Solve Planning Ltd Suite 6 Eastgate House Dogflud Way Farnham GU9 7UD
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 23 February 2026
 DPK

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 14th October 2025 **Appn No.:** 25/02591
Type: Full
Proposal: Replacement self build dwelling and 1no. detached garage, following demolition of existing dwelling and outbuildings.
Location: **Orchard End Sill Bridge Lane Waltham St Lawrence Reading RG10 0NT**
Applicant: Mr & Mrs Wilson **c/o Agent:** Ms Flavia Desa Cookham Design Partnership Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 26 February 2026
 DPK

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 27th January 2026 **Appn No.:** 25/03310
Type: Works To Trees In Conservation Area
Proposal: (T1) Leylandii - Reduce height to previous pruning points, leaving a final height of 7m. (T2) Prunus cerasifera - Fell.
Location: **Wick House Coronation Road Littlewick Green Maidenhead SL6 3RA**
Applicant: Mrs Jill O'Hara **c/o Agent:** Mr Joseph Cook Arborea Tree Surgery 1 Lake End Farm Ashford Lane Dorney Windsor Berkshire SL4 6QU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 26 February 2026
 HL

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 22nd January 2026 **Appn No.:** 25/03311
Type: Works To Trees In Conservation Area
Proposal: (T2) Yew, (T4) Lawsonia, (T5) Lawsonia, (T7) Lawsonia, (T12) Thuja and (T13) Thuja - Fell.
Location: **Littlewick House Jubilee Road Littlewick Green Maidenhead SL6 3QU**
Applicant: Mr Chris Procter **c/o Agent:** Mr Jason Cook Arborea Tree Surgery 1 Lake End Farm Ashford Lane Dorney Windsor SL4 6QU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 February 2026
 HL

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 23rd December 2025 **Appn No.:** 25/03323
Type: Works To Trees In Conservation Area
Proposal: (T1, T2 and T3) Horse chestnut - Fell.
Location: **North Lodge Binfield Road Shurlock Row Reading RG10 0QJ**
Applicant: Mrs Margaret Wheeler **c/o Agent:** Mr Andre Dubourg The Treeple Arborists Ltd 28 Westcotts Green Warfield Berkshire RG42 3SG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 February 2026
 AYB

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 22nd January 2026 **Appn No.:** 26/00118
Type: Works To Trees In Conservation Area
Proposal: T1 Eucalyptus - fell.
Location: **Hunters Moon Jubilee Road Littlewick Green Maidenhead SL6 3QU**
Applicant: Mr Adam Chataway
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 23 February 2026
 HL

Ward: Hurley And Walthams
Parish: Shottesbrooke Parish
Appn. Date: 26th January 2026 **Appn No.:** 26/00207
Type: Discharge of Condition
Proposal: Details required by Condition 3 (BNG - partial) and 4 (Biodiversity enhancement) of planning permission 25/01000/FULL for 1 no. agricultural barn.
Location: **Orchard Farm Bottle Lane Littlewick Green Maidenhead SL6 3SB**
Applicant: Mr Tom Brierley **c/o Agent:** Mr Paul Billingham Copas Farms Estate Hedsor Park Farm Heathfield Road Taplow Buckinghamshire SL6 0FE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 20 February 2026
 DAB

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 26th January 2026 **Appn No.:** 26/00216
Type: Works To Trees In Conservation Area
Proposal: T1 and T2 Birch - prune to give 5.3m clearance over the road. T4 Whitebeam - remove stubs. T5 Cherry - Crown thin by 15% and prune to give 5.3m clearance over the road.
Location: **Marden House 2 Lovelace Close Hurley Maidenhead SL6 5NF**
Applicant: Mr John Slater **c/o Agent:** Mrs Wendy Headington TCH Landscapes Ltd Apple Tree Cottage Paley Street Nr Maidenhead SL6 3JT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 20 February 2026
 HL

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 14th January 2026 **Appn No.:** 26/00006
Type: Full
Proposal: New front entrance canopy, single storey front extension, single storey rear extension, first floor side extension and alterations to fenestration.
Location: **7 Cannock Close Maidenhead SL6 1XB**
Applicant: Mr Uresh Maisuria **c/o Agent:** Mr Anil Tailor Anil Tailor Architects (AT_A) 48 Oakleigh Park North London N20 9AS
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 20 February 2026
RVS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 9th January 2026 **Appn No.:** 26/00054
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 7 to substitute those plans approved under 20/00076/FULL for the Replacement of the existing single storey side elements to Berkshire Lodge to provide 1no. one bedroom three storey dwelling and Somerset Lodge to provide 1no. two bedroom three storey dwelling with associated communal bin and cycle stores with amended plans.
Location: **Berkshire Lodge And Somerset Lodge Courtlands Maidenhead**
Applicant: Mr Connolly **c/o Agent:** Mr A Gili-Ross Architects Corporation Ltd 1 Thornhill House 14 Upton Road Watford WD18 0JP
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 27 February 2026
DPK

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 13th January 2026 **Appn No.:** 25/03381
Type: Full
Proposal: 3no. front rooflights, hip to gable and 1no. rear dormer to facilitate a loft conversion.
Location: **52 Church Road Old Windsor Windsor SL4 2PG**
Applicant: Mr Harvir Ubhi
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 20 February 2026
DBL

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 5th January 2026 **Appn No.:** 26/00002
Type: Full
Proposal: Relocated front door, single storey side/rear extension and new detached carport, following demolition of existing elements.
Location: **50 Albany Road Old Windsor Windsor SL4 2QA**
Applicant: Mr Kausar **c/o Agent:** Ahmed Rahim Arki Design 41 Church Drive London NW9 8DN
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 26 February 2026
SD

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 9th January 2026 **Appn No.:** 26/00059
Type: Full
Proposal: 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**
Applicant: Dr Yaha Al Manthri **c/o Agent:** Mr Khalid Choudhary CSE Consulting Ltd Cliveden Office Village Lancaster Road High Wycombe HP123YZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 February 2026
FAC

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 12th January 2026 **Appn No.:** 26/00061
Type: Full
Proposal: Single storey side/rear extension following demolition of existing elements.
Location: **20 Twynham Road Maidenhead SL6 5AS**
Applicant: Dr D Starkie **c/o Agent:** Mrs Elwira Baranowicz Anglian Home Improvements 59 Hurricane Way Norwich NR6 6JB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 February 2026

MZW

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 23rd December 2025 **Appn No.:** 25/03338
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Biodiversity enhancements), 8 (Tree Protection) and 9 (Services) of planning permission 25/02167/FULL for New steps and handrail to front entrance, single storey side/rear extension, replacement of first floor front balustrade, 1no. first floor front balustrade, rear terrace with steps and balustrade and alterations to fenestration following the demolition of the existing elements.(Part Retrospective).
Location: **Tall Trees Ray Mead Road Maidenhead SL6 8NJ**
Applicant: Mr D Mulligan **c/o Agent:** Mr Jason Holt Jason Holt Design Studio Borough Marsh House Loddon Drive Wargrave RG10 8HN
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 23 February 2026

CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 7th January 2026 **Appn No.:** 26/00011
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed garage conversion, 1no. front rooflight is lawful.
Location: **23 Deerswood Maidenhead SL6 8XF**
Applicant: Mr Alex Ashby **c/o Agent:** Mr Paul Davey Davey Designs Ltd 10 Chantry Road Maidenhead SL6 1TS
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 26 February 2026

DJ

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 28th January 2026 **Appn No.:** 26/00243
Type: Works To Trees In Conservation Area
Proposal: (T019 and T020) Horse chestnut - Section fell (see page 17-18 of the report). (T007) Horse chestnut - Re-pollard to previous pollard points (page 13). (T006) Yew - Section fell (page 12). (T005) Lime - Re-pollard to previous pollard points (page 12). (T017) Conifer - Section fell (page 16).
Location: **Wickhams 24 Lower Cookham Road Maidenhead SL6 8JT**
Applicant: Helena Ware **c/o Agent:** Jon Simmons JS Arborcraft Ltd 39 Dunwood Court Boyn Valley Road Maidenhead SL6 4JE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 February 2026

HL

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 18th July 2025 **Appn No.:** 25/01512
Type: Works To Trees Covered by TPO
Proposal: G1 Trees - Cut back to property boundary and remove all major deadwood leaving minor deadwood. (003/2004/TPO)
Location: **Woodland Adjacent 82 Cedar Drive Sunningdale Ascot**
Applicant: Mr Tompkins **c/o Agent:** Mr Barnes The Tree Associates (Surrey) Ltd Thorncroft Manor Thorncroft Drive Leatherhead Surrey KT22 8JB
Decision Type:
Decision: Partial Refusal/Partial Approval **Date of Decision:** 24 February 2026

AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 5th January 2026 **Appn No.:** 25/03435
Type: Discharge of Condition
Proposal: Details required by Condition 8 (BNG) and Condition 9 (Biodiversity Enhancements) of planning permission 23/01728/FULL for a Replacement dwelling following demolition of existing dwelling and outbuildings.
Location: **Saltaire Devenish Road Sunningdale Ascot SL5 9QP**
Applicant: Mr Russell Stevens
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 25 February 2026

DZC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 16th January 2026 **Appn No.:** 26/00079
Type: Works To Trees Covered by TPO
Proposal: T011 - Oak - fell, T014 - Beech - fell (015/2017/TPO).
Location: **Felstead 2 Madeira Walk Ascot SL5 0FT**
Applicant: The Owner/Occupier **c/o Agent:** Mr Florian Maclaren Highland Tree Services Kirkton Farm Balquhidder Lochearnhead FK19 8PA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 February 2026

AYB

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 29th January 2026 **Appn No.:** 26/00249
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed all-weather tennis court and associated chain-link perimeter incidental to the main dwelling is lawful.
Location: **Heathfield House Heathfield Avenue Ascot SL5 0AL**
Applicant: Ms Wei Dai **c/o Agent:** Mr Warren Joseph Ascot Design Ashurst Manor Ashurst Park, Church Lane Sunninghill Ascot SL5 7DD
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 24 February 2026

MZW

Appeal Decision Report

03 February 2026 - 25 February 2026

Windsor and Ascot

Appeal Ref.: 24/60044/ENF **Enforcement Ref.:** 23/50249/ENF **Plns Ref.:** APP/T0355/C/24/3338237

Appellant: Mr Nazih H Chabat **c/o Agent:** Mr Chris Sawden Maksons House 52 Station Road West Drayton Middlesex UB7 7BT

Decision Type: **Officer Recommendation:** No Further Action

Description: Appeal against "Without planning permission, the material change of use of the land to a mixed use comprising car repairs, storage of vehicle parts, storage of shipping containers, storage and parking of vehicles, including outside the area shown with a dotted and dashed line as '17 metres maximum width of parking' on Drawing No 2 dated March 2013 titled 'Plan Showing Extent of Vehicle Parking' submitted as an application plan for application reference 13/00918 and approved."

Location: **Common Gate Farm Crown Farm Eton Wick Road Eton Wick Windsor**

Appeal Decision: Dismissed **Decision Date:** 4 February 2026

Main Issue:

Appeal Ref.: 24/60047/ENF **Enforcement Ref.:** 23/50249/ENF **Plns Ref.:** APP/T0355/C/24/3338232

Appellant: Mr Nazih H Chabat SEB Trading Ltd, Andrew Hill Cottage, Andrew Hill Lane Hedgerley, Bucks, SL2 3UL

Decision Type: **Officer Recommendation:** No Further Action

Description: Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL a) Without planning permission, the formation of a hard surface. and b) Without planning permission, the stripping of soil and the formation of earth bunding.

Location: **Common Gate Farm Crown Farm Eton Wick Road Eton Wick Windsor**

Appeal Decision: Dismissed **Decision Date:** 4 February 2026

Main Issue:

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.: 25/60053/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.: 25/60102/REF **Planning Ref.:** 25/01150/TPO **Plns Ref.:** APP/TPO/T0355/10689

Appellant: Davd Johnson **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN

Decision Type: Delegated **Officer Recommendation:** Partial Refusal/Partial Approval

Description: T1 Turkey oak - fell. T2 Beech - tip reduce western sector of canopy by 1.5m to leave a finished spread of 5m and raise canopy up to 4m from ground level (002/1964/TPO).

Location: **Three Oaks House 20 Greenways Drive Sunningdale Ascot SL5 9QS**

Appeal Decision: Part Allowed **Decision Date:** 20 February 2026

Main Issue:

Appeal Ref.: 25/60129/REF **Planning Ref.:** 25/02556/CLAM A **Plns Ref.:** 6002468

Appellant: Mr Smith **c/o Agent:** Mr Kieran Rafferty KR Planning 183 Seafield Road Bournemouth BH6 5LJ

Decision Type: Delegated **Officer Recommendation:** Prior Approval Required and Refused

Description: 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**

Appeal Decision: Withdrawn **Decision Date:** 9 February 2026

Main Issue:

Appeal Ref.: 25/60113/REF **Planning Ref.:** 25/01192/FULL **Plns Ref.:** APP/T0355/W/25/3374535

Appellant: Mr Fiznik Gjergji **c/o Agent:** Mr Nick Griffin Quatro House Lyon Way CAMBERLEY GU16 7ER

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

Description: 1no. detached dwelling, boundary treatment, associated parking, landscaping and new drop kerb.

Location: **Land Adjacent To 7 Bryer Place Windsor SL4 4YL**

Appeal Decision: Dismissed **Decision Date:** 19 February 2026

Main Issue: The Inspector dismissed the appeal primarily on character and appearance grounds, finding that the appeal site is "a good example of designed open and landscaped space" that "contributes importantly and positively to a verdant local character". The proposed dwelling was considered "substantial and sprawling" and would "significantly and unacceptably reduce the open qualities" of the site, with its siting "noticeably further forwards of Number 7" causing it to "loom over the pavement." The Inspector also found harm to protected trees, concluding that removal of the Himalayan Birch was not justified given its contribution to the "prevailing verdant feel" and that incursion into the Oak's root protection area could affect sensitive feeding roots - harm that could not appropriately be dealt with by condition. On biodiversity, net gain, the Inspector found that the self-build exemption claimed by the appellant was not properly secured through a legal agreement, meaning the development would be liable for mandatory BNG requirements. With no baseline metric or detailed assessment provided, this represented a further conflict with Policy NR2. Applying the tilted balance under paragraph 11(d)(ii) of the NPPF, the Inspector concluded that the adverse impacts on character, appearance and ecology carried "substantial weight" as they would be "significant and enduring", while the benefits of a single dwelling warranted only "limited weight". The adverse impacts therefore significantly outweighed the benefits.

Appeal Ref.: 25/60118/REF **Planning Ref.:** 25/00845/FULL **Plns Ref.:** 6001559

Appellant: Mr Fred Sines **c/o Agent:** Mr Richard Boother RPS Group Plc 101 Park Drive Milton Park Abingdon OX14 4RY

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

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

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

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

Main Issue: The Inspector noted a failure to demonstrate an unmet need for the type of development proposed, and that the development has resulted in significant harm to the spatial and visual openness of the Green Belt. The commercial appearance of the urban uses of the land was noted to have led to encroachment into the countryside, constituting inappropriate development in the Green Belt.

No sequential test was undertaken, therefore insufficient information was provided to demonstrate that the development cannot be located in an area at lower risk of flooding. Consequently, the Inspector could not conclude that the development has an acceptable effect on flood risk.

No evidence was provided that there is an appropriate amount of suitable land to enable the creation of shrub or new ruderal vegetation and/or the enhancement of retained ruderal vegetation within or near the site, as recommended by the Ecological Impact Assessment submitted with the appeal. Consequently, the Inspector was unable to conclude that any impacts of the development on protected species would be appropriately mitigated.

The Inspector noted that the development fails to comply with Policy SP2 and the Sustainability SPD, which requires all development to adapt and be resilient to climate change and not have an unacceptable effect on environmental quality.

The Inspector afforded only limited weight to the benefits of the development, including the promotion of under-utilised land and to the local economy.

The Inspector noted that no very special circumstances exist.

Appeal Ref.: 25/60121/REF **Planning Ref.:** 25/00641/FULL **Plns Ref.:** 6001791
Appellant: Mr Fred Sines c/o **Agent:** Mr Richard Boother RPS Group Plc 101 Park Drive Milton Park Abingdon OX14 4RY
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Laying of hardstanding and use for the siting of shipping containers. (Part Retrospective).
Location: **Crown Farm Eton Wick Road Eton Wick Windsor SL4 6PG**
Appeal Decision: Dismissed **Decision Date:** 10 February 2026

Main Issue: The Inspector noted a failure to demonstrate an unmet need for the type of development proposed, and that the development has resulted in significant harm to the spatial and visual openness of the Green Belt. The commercial appearance of the urban uses of the land was noted to have led to encroachment into the countryside, constituting inappropriate development in the Green Belt.

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The Inspector noted that no very special circumstances exist.
