

## Planning Applications Decided

Week Ending - 27 March 2026

The applications listed below have been DECIDED by the Council.

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 10th November 2025 **Appn No.:** 25/02971  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Oak - reduce the branches by 3m over the garage (Northern Side). (003/1990/TPO).  
**Location:** **Chartwood 8 Hancocks Mount Ascot SL5 9PQ**  
**Applicant:** Mr Jacob Thomas **c/o Agent:** Mr Warren Aspey Aspey Tree And Garden Services The Oaks  
 Coopers Hill Eversley Hampshire RG27 0QA  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 24 March 2026  
 AYB

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 20th February 2026 **Appn No.:** 26/00339  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T102) Privet - crown lift over footpath to achieve 4m vertical clearance over footpath to the west (removing growth below 25mm diameter); (T103) False Acacia - crown lift over footpath to achieve 4m vertical clearance over footpath to the west (removing growth below 25mm diameter); (T104) False Acacia - remove limb on western aspect of crown c.2m (estimated 140mm diameter); (T107) English Oak - remove previously reduced limb on western aspect of crown at c.3.25m (estimated 180mm diameter); (T109) English Oak - crown lift northern aspect of crown to provide 4m vertical clearance over adjacent footpath (removing growth below 25mm diameter); (T110) Silver Birch - crown lift northern and eastern aspect of crown to achieve 4m vertical clearance over adjacent access and footpath (removing growth below 30mm diameter); (T112) English Oak - crown lift northern aspect of crown to achieve 4m vertical clearance over adjacent access road and footpath by removing epicormic growth on trunk and small end growth to west (removing growth below 25mm diameter); (G8) Privet Sycamore - crown lift to achieve 4m vertical clearance over adjacent footpath to west (removing growth below 25mm diameter); (G9) Holly - reduce horizontal spread of G9 to north by no more than 0.5m and crown lift to achieve 4m vertical clearance over adjacent footpath (removing growth below 50mm diameter); (T1001) Sycamore - fell to ground level and remove arisings - remove under exemption (dead/hazardous trees) and (T1002) Sycamore - fell to ground level and remove arisings - remove under exemption (dead / hazardous trees). (013/2013/TPO).  
**Location:** **Land To The South of High Street Ascot**  
**Applicant:** Mr James Harris **c/o Agent:** Krystian Legierski Aspect Arboriculture West Court Hardwick  
 Business Park Noral Way Banbury OX16 2AF  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 24 March 2026  
 AYB

**Ward:** Belmont  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 2nd February 2026 **Appn No.:** 26/00277  
**Type:** Full  
**Proposal:** Single storey side extension (part retrospective)  
**Location:** **3 Norfolk Park Cottages Maidenhead SL6 7DR**  
**Applicant:** Mr MacKenzie Marston **c/o Agent:** Mr Stephen Macaulay YAM Architects 13B Angel Lane  
 Penrith Cumbria CA11 7BP  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 25 March 2026  
 CZB

**Ward:** Belmont  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 11th February 2026 **Appn No.:** 26/00370  
**Type:** Full  
**Proposal:** Single storey front extension, first floor rear extension, rear canopy, steps and alterations to existing patio and fenestration following demolition of existing front element.  
**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:** Application Permitted **Date of Decision:** 26 March 2026  
MZW

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 15th January 2026 **Appn No.:** 25/02970  
**Type:** Full  
**Proposal:** Part change of use of land for private garden to 26 Spencers Lane and new boundary treatment.  
**Location:** **Land At 26 And 26 Spencers Lane Cookham Maidenhead**  
**Applicant:** Mrs Martin Thornhill  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 25 March 2026  
DJ

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03144  
**Type:** Full  
**Proposal:** The temporary siting of a static caravan for 18 months (Retrospective),  
**Location:** **The Chequers Dean Lane Cookham Maidenhead SL6 9BQ**  
**Applicant:** Mr Mark Boulding **c/o Agent:** Kate Rutland DP Architects The Old Brewery Tap 3 Shirburn Street Watlington OX49 5BU  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 20 March 2026  
MZV

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 12th January 2026 **Appn No.:** 26/00046  
**Type:** Full  
**Proposal:** New front canopy, single storey front extension, first floor side/rear extension and alterations to fenestration  
**Location:** **28 Southwood Gardens Cookham Maidenhead SL6 9EB**  
**Applicant:** Mr And Mrs R And C Ackland **c/o Agent:** Stephen Varney Associates First Floor Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 20 March 2026  
DJ

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 12th January 2026 **Appn No.:** 26/00070  
**Type:** Full  
**Proposal:** Part two storey part first floor front/side extension following demolition of existing elements.  
**Location:** **Manor Farm Sturt Green Holyport Maidenhead SL6 2JF**  
**Applicant:** Mr And Mrs S Black **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 25 March 2026  
DJ

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 26th January 2026 **Appn No.:** 26/00214  
**Type:** Full  
**Proposal:** 2no. dormers to north east and 5no. dormers to south west elevation.  
**Location:** **Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH**  
**Applicant:** Tony Bennett **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell RG12 9BX  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 26 March 2026  
RVS

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 11th February 2026 **Appn No.:** 26/00367  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 27 (Acoustic glazing details) of planning permission 24/02786/FULL for a Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure.  
**Location:** **Land South of Kimbers Lane Maidenhead**  
**Applicant:** Mr Michael Kandi **c/o Agent:** Mrs Tamsin Hebditch KSA Architects Ltd Concept House 35 Kingston Crescent North End Portsmouth PO2 8AA  
**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 23 March 2026  
CZP

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 11th February 2026 **Appn No.:** 26/00373  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 3 (BNG Plan - partial) and 7 (Biodiversity enhancements) of planning permission 25/02864/FULL for the Erection of a machinery storage barn and yard area.  
**Location:** **Les Lions Farm Ascot Road Holyport Maidenhead SL6 2JB**  
**Applicant:** Mr Nick Evans **c/o Agent:** Mr Tom McArdle PSK Rural Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ  
**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 23 March 2026  
DPK

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 4th February 2026 **Appn No.:** 26/00310  
**Type:** Prior Approval Class MA  
**Proposal:** Prior approval for the change of use from commercial (Class E) to residential (Class C3) for 15no. apartments.  
**Location:** **Sweco 1 Bath Road Maidenhead SL6 4AQ**  
**Applicant:** C/o Agent **c/o Agent:** Mr George Sams WSP UK Ltd WSP House 70 Chancery Lane London WC2A 1A  
**Decision Type:** Delegated  
**Decision:** Prior Approval Required and Granted **Date of Decision:** 26 March 2026  
SRD

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 5th February 2026 **Appn No.:** 26/00316  
**Type:** Full  
**Proposal:** Part single part two storey front/side extension  
**Location:** **2 Wootton Way Maidenhead SL6 4QU**  
**Applicant:** Mrs Kaur **c/o Agent:** Lynda Carroll Lynda Carroll Architects Ltd 70 Clare Road Maidenhead Berkshire SL6 4DQ  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 23 March 2026  
RVS

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 26th January 2026 **Appn No.:** 26/00217  
**Type:** Full  
**Proposal:** 1no. detached outbuilding ancillary to the main dwelling following demotion of existing outbuilding.  
**Location:** **18 Woodland Avenue Windsor SL4 4AG**  
**Applicant:** Mr Kameren Melford  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 23 March 2026  
DBL

**Ward:** Clewer And Dedworth West  
**Parish:** Windsor Unparished  
**Appn. Date:** 1st December 2025 **Appn No.:** 25/03094  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T3) Oak - remove. (001/1970/TPO).  
**Location:** **69 Hemwood Road Windsor SL4 4YX**  
**Applicant:** IG Environmental Services  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 26 March 2026  
HL

**Ward:** Clewer East  
**Parish:** Windsor Unparished  
**Appn. Date:** 27th November 2025 **Appn No.:** 25/03022  
**Type:** Full  
**Proposal:** Garage conversions to habitable accommodation for Omega house, new front canopy, 2no. front entrance doors, 2no. side/front extensions and alterations to fenestration, to facilitate the conversion of existing studio flats into a 2-bed dwellinghouse and a 3-bed dwellinghouse  
**Location:** **Omega House Clewer New Town Windsor SL4 3QE**  
**Applicant:** Ms Mhulhall Elwood And Mr Curl Lloyd, Ms Eduarda **c/o Agent:** Mr Ian Benbow Ian Benbow, RIBA Chartered Architect 12 Meadow Close Old Windsor Slough SL4 2PB  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 20 March 2026  
DBL

**Ward:** Clewer East  
**Parish:** Windsor Unparished  
**Appn. Date:** 2nd February 2026 **Appn No.:** 26/00236  
**Type:** Full  
**Proposal:** Garage conversion and alterations to fenestration.  
**Location:** **Clewer Cottage Mill Lane Windsor SL4 5JG**  
**Applicant:** Nic Mynott **c/o Agent:** Mr Xii Don Lim Architecture Everything 18 Manor Gardens Ruislip HA4 6UB  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 25 March 2026  
ZP

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Datchet Parish  
**Appn. Date:** 6th February 2026 **Appn No.:** 26/00066  
**Type:** Works To Trees In Conservation Area  
**Proposal:** Reduce back to previous points, reduce lateral to shape and balance - reducing approximately 6m of regrowth leaving 12m high and lateral reduction of 1.7m, leaving 5m. (T3) Sycamore - reduce crown back to previous points - Reducing approximately 4.5m in height and 1m lateral spread, leaving 9m high and 4.7m spread. (T4) Poplar - sectional fell. (T5) Horse Chestnut -. Crown lift to a height of 4.5m over ground level.

**Location:** **7 And 9 Southlea Road Datchet Slough**  
**Applicant:** Mr Karim **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 March 2026  
AYB

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Wraysbury Parish  
**Appn. Date:** 23rd January 2026 **Appn No.:** 26/00192  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed single storey rear extension, single storey side extension, hip to gable, 4x roof lights to front roof slope, 1x roof window and dormer to rear roof slope is lawful.

**Location:** **109 Welley Road Wraysbury Staines TW19 5HQ**  
**Applicant:** Mr And Mrs Madaan **c/o Agent:** Mr Manpreet Matharoo Blueprint Vista 442 Staines Road Hounslow TW4 5AB

**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 20 March 2026  
AI

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Datchet Parish  
**Appn. Date:** 28th January 2026 **Appn No.:** 26/00234  
**Type:** Full  
**Proposal:** Partially enclosed detached outbuilding. (Retrospective).

**Location:** **99 Montagu Road Datchet Slough SL3 9DX**  
**Applicant:** Mr Gurinderjit Bhangu **c/o Agent:** Mrs Gopi Patel V16Designz Ltd 11Fullerton Avenue Chadwell Heath RM8 1FG

**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 25 March 2026  
AI

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Horton Parish  
**Appn. Date:** 30th January 2026 **Appn No.:** 26/00259  
**Type:** Full  
**Proposal:** New boundary treatment and entrance gate. (Part Retrospective).

**Location:** **193 Coppermill Road Wraysbury Staines TW19 5NW**  
**Applicant:** Mr And Mrs Sajwant And Sonia Sandhu **c/o Agent:** Mr A Martin Lyondale Crown House Home Gardens Dartford DA1 1DZ

**Decision Type:** Delegated  
**Decision:** Decline to Determine **Date of Decision:** 25 March 2026  
AI

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 8th December 2025 **Appn No.:** 25/03201  
**Type:** Full  
**Proposal:** Change of use from a retail unit and 1no. one bedroom flat to 1no. three bedroom dwelling and cycle store.

**Location:** **181 And Flat At 181 Oxford Road Windsor**  
**Applicant:** Mr Colin Duffy **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:** 20 March 2026  
DZC

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 30th January 2026 **Appn No.:** 26/00039  
**Type:** Full  
**Proposal:** Installation of an EV charger to the side elevation.  
**Location:** **17 Trinity Place Windsor SL4 3AT**  
**Applicant:** Seth Hammac **c/o Agent:** Andy Walton Octopus Energy Services Neptune Square Block C, Floor 3 Brighton BN2 0AT  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 20 March 2026  
SD

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 19th February 2026 **Appn No.:** 26/00399  
**Type:** Works To Trees In Conservation Area  
**Proposal:** Prunus cerasifera purpurea (at 17 Grove Road) - Reduce (as shown). Prunus cerasifera purpurea (at 19 Grove Road) - Fell and grind stump.  
**Location:** **17 And 19 Grove Road Windsor SL4 1JE**  
**Applicant:** Mr David Hayman  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 23 March 2026  
HL

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 20th February 2026 **Appn No.:** 26/00443  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1) Apple (Malus domestica) - crown reduction back to previous pruning points; (T2) Birch (Betula spp) - reduce lateral growth back to the boundary line and (T3) Cherry (Prunus spp) - crown reduction by approximately one third (circa 1-2 metres).  
**Location:** **5 And 7 St Marks Road Windsor SL4 3BD**  
**Applicant:** Kirsten Corr  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 23 March 2026  
HL

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 20th February 2026 **Appn No.:** 26/00472  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T1 Olive - Crown reduction by 0.5m to a final height of 4.5m and spread of 4m.  
**Location:** **36B Alexandra Road Windsor SL4 1HR**  
**Applicant:** Mrs Tate **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:** 23 March 2026  
HL

**Ward:** Hurley And Walthams  
**Parish:** Waltham St Lawrence Parish  
**Appn. Date:** 22nd January 2026 **Appn No.:** 25/03329  
**Type:** Full  
**Proposal:** Conversion and change of use of an agricultural barn to 1no. dwelling with mezzanine floor, new roof, 1no. flue, hardstanding, landscaping and alterations to fenestration and external finishes.  
**Location:** **Land Adjoining Church Farm Barn Halls Lane Waltham St Lawrence Reading**  
**Applicant:** Mr Guy Philip **c/o Agent:** Mr Edward Mather Colony Architects Ltd. The Wine Store (unit 7) Brewery Court Theale RG7 5AJ  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 25 March 2026  
MZV

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 9th January 2026 **Appn No.:** 26/00015  
**Type:** Full  
**Proposal:** Replacement detached outbuilding ancillary to the main dwelling following the demolition of the existing outbuilding.  
**Location:** **Whites Farm Littlefield Green Paley Street Maidenhead**  
**Applicant:** Ms C Nicholls **c/o Agent:** Mr David Addison AddisonRees Planning Consultancy Ltd Open Space Chequers Close Enigma Park Malvern WR14 1GP  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 20 March 2026  
RVS

**Ward:** Hurley And Walthams  
**Parish:** Waltham St Lawrence Parish  
**Appn. Date:** 22nd January 2026 **Appn No.:** 26/00158  
**Type:** Full  
**Proposal:** Single storey side extension with raised terrace and steps.  
**Location:** **Sunnyside Halls Lane Waltham St Lawrence Reading RG10 0JB**  
**Applicant:** Mrs L Padfield **c/o Agent:** Mr David Bates Domus Design Associates The Gatehouse Sonning Lane Sonning Reading Berkshire RG4 6ST  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 23 March 2026  
DJ

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 26th January 2026 **Appn No.:** 26/00227  
**Type:** Listed Building Consent  
**Proposal:** Consent for the installation of 1no. log burner, removal and blocking up walls to kitchen, 1no. new door between bedroom and study, 1no. new door to existing opening between study and kitchen, 1no. flue, installation of extract ventilation and associated ducting and tile vent and 2no. replacement rooflights to front elevation and 1no. rooflight to north elevation.  
**Location:** **Stable Cottage 7 Heywood Farm Barns Waltham Road Maidenhead SL6 3LL**  
**Applicant:** Mr And Ms Martin And Trish Arnold And Keane **c/o Agent:** Ms Claire Truman Heritage Revival Markham House 20 Broad Street Wokingham RG40 1AH  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 20 March 2026  
MZW

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 5th February 2026 **Appn No.:** 26/00296  
**Type:** Full  
**Proposal:** 1no. new canopy to side elevation, 2no. side dormers and alterations to the existing canopy and to fenestration.  
**Location:** **Leigh Cottage Jubilee Road Littlewick Green Maidenhead SL6 3QU**  
**Applicant:** Mr Bottomley **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 26 March 2026  
MZW

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 9th February 2026 **Appn No.:** 26/00347  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 2 (External Materials), 3 (Rooflights), 4 (Windows and Doors - partial), 5 (ASHP), 6 (Landscaping), 8 (Refuse and recycling), 9 (Cycle parking), 10 (Tree protection), 11 (Biodiversity enhancements), 14 (Parking and turning) and 15 (Sustainability) of planning permission 25/02008/FULL for a 1no. dwelling with basement (self-build) and hardstanding following demolition of existing dwelling.

**Location:** **Hunters Moon Jubilee Road Littlewick Green Maidenhead SL6 3QU**  
**Applicant:** Mr Adam Chataway  
**Decision Type:** Delegated  
**Decision:** Partial Refusal/Partial Approval **Date of Decision:** 26 March 2026

DAB

**Ward:** Oldfield  
**Parish:** Bray Parish  
**Appn. Date:** 28th January 2026 **Appn No.:** 26/00160  
**Type:** Full  
**Proposal:** Single storey rear extension, rear raised decking with balustrade, steps, raising of the ridge, 2no. rear dormers and alterations to fenestration following demolition of existing elements.

**Location:** **Tamarisk Fishery Road Maidenhead SL6 1UN**  
**Applicant:** Ms Gill c/o **Agent:** Mr Peter Norman Towers Associates Ltd Harefield Oil Terminal Harvil Road Towers Associates Harefield UB9 6JL  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 25 March 2026

RVS

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 10th February 2026 **Appn No.:** 26/00357  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 4 (Biodiversity enhancements) of planning permission 24/02305/FULL for a Part single part two storey wraparound extension (front/side/rear), new pitched roof to front porch, alterations to external finish and 1no. outbuilding ancillary to the main dwelling following demolition of existing elements.

**Location:** **9 Manor Lane Maidenhead SL6 2QN**  
**Applicant:** Mr And Mrs Singh c/o **Agent:** Lynda Carroll Lynda Carroll Architects Ltd 70 Clare Road Maidenhead Berkshire SL6 4DQ  
**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 26 March 2026

DJ

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 26th January 2026 **Appn No.:** 26/00203  
**Type:** Full  
**Proposal:** Minor alterations to existing building comprising insertion of rooflights, installation of 1 no x bin and 1 no x bike store, and stepped access plus changes to fenestration

**Location:** **158 Blackmoor Lane Maidenhead SL6 8RN**  
**Applicant:** Mr R Athwal c/o **Agent:** Mrs Laura Ashton LAUK Planning Ltd 4 West Lane Henley On Thames RG9 2D  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 23 March 2026

MZV

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 27th January 2026 **Appn No.:** 26/00220  
**Type:** Full  
**Proposal:** Single storey side extension with attached car port and hardstanding.  
**Location:** **29 Maidenhead Court Park Maidenhead SL6 8HN**  
**Applicant:** Mr Chris Tayler **c/o Agent:** Mr Robert Hillier R.M. Hillier Ltd Little Cedar 12 A Chapel Road Flackwell Heath High Wycombe HP10 9AA  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 23 March 2026

MZW

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 20th February 2026 **Appn No.:** 26/00389  
**Type:** Full  
**Proposal:** 1no. self-build dwelling.  
**Location:** **Land At The White House Islet Road Maidenhead**  
**Applicant:** Mr Ralph Nattress  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 25 March 2026

DAB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 13th August 2025 **Appn No.:** 25/01766  
**Type:** Works To Trees Covered by TPO  
**Proposal:** G1 - 12no. Lime trees - Crown reduction by 2 - 3m to a final height of 25m and spread of 13m (001/1997/TPO).  
**Location:** **Land At Sheridan Grange And 11 Sheridan Grange Ascot**  
**Applicant:** Mr Paul McDonald **c/o Agent:** Mr Paul Warrener Branch Management 110 Bagshot Green Bagshot GU19 5JT  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 23 March 2026

AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 20th January 2026 **Appn No.:** 26/00134  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Crown lift secondary branches to give a 1.5-2m clearance over the garage roof. (036/2008/TPO)  
**Location:** **Home End Priory Road Sunningdale Ascot SL5 9RQ**  
**Applicant:** Mr Christopher Jerome **c/o Agent:** Mr Chris Jerome CJ Tree And Garden Maintenance 19 Siskin Close Horsham West Sussex RH12 5YR  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 25 March 2026

AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 29th January 2026 **Appn No.:** 26/00218  
**Type:** Works To Trees Covered by TPO  
**Proposal:** Two Oak trees - Crown lift secondary branches overhanging neighbouring property at Home End Priory Road by no more than 1.5m to a height of no more than 4m over ground level (036/2008/TPO)  
**Location:** **116 Chobham Road Sunningdale Ascot SL5 0HX**  
**Applicant:** Mr Christopher Jerome **c/o Agent:** Mr Chris Jerome CJ Tree And Garden Maintenance 19 Siskin Close Horsham West Sussex RH12 5YR  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 25 March 2026

AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 29th January 2026 **Appn No.:** 26/00219  
**Type:** Works To Trees Covered by TPO  
**Proposal:** One Oak tree - Crown lift secondary branches overhanging neighbouring property at Home End, Priory Road by no more than 1.5m to a height of no more than 4m over ground level (036/2008/TPO)  
**Location:** **118 Chobham Road Sunningdale Ascot SL5 0HX**  
**Applicant:** Mr Christopher Jerome **c/o Agent:** Mr Chris Jerome CJ Tree And Garden Maintenance 19 Siskin Close Horsham West Sussex RH12 5YR  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 25 March 2026  
AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 28th January 2026 **Appn No.:** 26/00230  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73) of Condition 3 to substitute those plans approved under 25/01713/FULL for the single storey front extension and single storey rear/side extension following demolition of existing elements with amended plans.  
**Location:** **Broadlands Farm Cottage Bagshot Road Ascot SL5 9JN**  
**Applicant:** Mr And Mrs Crockford **c/o Agent:** Mr Jack Cruickshank Jack Cruickshank Architects The Courtyard 4 Evelyn Road Chiswick London W4 5JL  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 25 March 2026  
DBL

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 23rd February 2026 **Appn No.:** 26/00446  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Oak - cut back the lower 4 branches by 2m to give clearance of 2-3m to the windows and roof.(029/2001/TPO).  
**Location:** **Belvedere House Rise Road Ascot SL5 0AT**  
**Applicant:** Mr Elmar Schuetz  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 24 March 2026  
AYB

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 23rd December 2020 **Appn No.:** 20/03508  
**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 partial demolition of no. 106-108 High Street behind a retained facade and demolition of the rear part of no. 110-114 High Street with alterations to the retained building and erection of a 7 storey building fronting West Street to provide 57 apartments and two commercial units fronting the High Street (99.3 sqm) and associated undercroft car park at ground and first floor levels.  
**Location:** **106 - 114 High Street Maidenhead**  
**Applicant:** Sorbon Estates Ltd **c/o Agent:** Mrs Rosalind Gall Solve Planning Ltd Sentinel House Ancells Business Park Harvest Crescent Fleet GU51 2UZ  
**Decision Type:** Committee Decision  
**Decision:** Application Permitted **Date of Decision:** 24 March 2026  
NYW

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 21st August 2024 **Appn No.:** 24/02046  
**Type:** Outline  
**Proposal:** Outline planning application for access, appearance, layout and scale only to be considered at this stage with landscaping to be reserved, for demolition of rear part of existing building and erection of a six storey building fronting West Street to provide 29 apartments and associated car parking, bin and cycle storage, and the conversion of part of the first and second floor fronting High Street (nos. 76-82) from retail storage to provide 7 residential units with associated alterations to existing building (including alteration to four existing residential units at first and second floor level of 74 High Street), retention of the existing commercial units (Class E) at ground floor level fronting High Street, creating a net increase of 36 residential units overall.

**Location:** **74 - 82 High Street Maidenhead**  
**Applicant:** **c/o Agent:** Mrs Ruth Dovey Solve Planning Ltd Suite 6 Eastgate House Dogflud Way Farnham GU9 7UD  
**Decision Type:** Committee Decision  
**Decision:** Application Permitted **Date of Decision:** 26 March 2026  
NYW

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 30th January 2026 **Appn No.:** 26/00262  
**Type:** Full  
**Proposal:** Two storey side extension, hip to gable with habitable accommodation within the roof space, 1no. rear dormer and alterations to fenestration following the demolition of the existing elements.

**Location:** **9 The Crescent Maidenhead SL6 6AA**  
**Applicant:** Mr Bentley **c/o Agent:** Mr Owen Francis Francis Associates North Lodge Henley Road Marlow Buckinghamshire SL72ET  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 23 March 2026  
CZB

## Appeal Decision Report

20.02.2026 – 20.03.2026

Windsor & Ascot

**Appeal Ref.:** 25/60082/REF      **Planning Ref.:** 25/01218/FULL      **Plns Ref.:** APP/T0355/D/25/  
3371280

**Appellant:** Mr. Gurinderjit Bhangu **c/o Agent:** Mrs Gopi Patel V16Designz Ltd. 11 Fullerton Avenue  
London RM8 1FG

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

**Description:** Part garage conversion, single storey rear extension and alterations to fenestration and  
external finish.

**Location:** **99 Montagu Road Datchet Slough SL3 9DX**

**Appeal Decision:** Withdrawn      **Decision Date:** 19 March 2026

**Main Issue:**

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**Appeal Ref.:** 25/60085/REF      **Planning Ref.:** 25/00174/FULL      **Plns Ref.:** APP/T0355/W/25/3371778

**Appellant:** Mr J Kebe **c/o Agent:** Nigel Rose Nigel Rose Architects Sterling House Stroudley Road Basingstoke RG24 8UG

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

**Description:** Conversion of existing dwelling and garage to 2 no. dwellings. New front canopy, raising of the ridge, 2 no. front dormers, 2 no. rear dormers, first floor side extension, part two storey part single storey side/rear extension, alterations to fenestration and external finish, 2 no. refuse stores, 2 no. cycle stores, 1 no. dropped kerb and 1 no. kerb extension, 2 no. entrance gates and new boundary treatment.

**Location:** 5 Llanvair Drive Ascot SL5 9HS

**Appeal Decision:** Dismissed      **Decision Date:** 11 March 2026

**Main Issue:** The proposed subdivision of the detached dwelling into a pair of semi-detached dwellings alongside the physical works to facilitate the subdivision, including raising of the ridge height and the first-floor side extension, would be significantly harmful to the character and appearance of the area. The creation of a secondary access to facilitate manoeuvrability within the appeal site and the associated electric gates would create further harm being a discordant feature in the street scene which is characterised by single vehicular access for dwellings and no gates. Notwithstanding the proposed development would be acceptable in terms of its effect on sunlight, daylight and privacy, given its scale and massing and proximity to the south facing windows of No 3, the proposal would have a significant overbearing impact on No 3. This would result in harm to outlook and conflict with BLP policies and the BWDG. The living conditions of Plot 2 would be unreasonably affected by its proximity to mature, protected trees. Furthermore, given the constraints the tree canopy would present, this could lead to increased pressure for tree works to take place to improve the living conditions of those at Plot 2, which in turn could affect the character of the area. The proposal would fail to provide acceptable living conditions for the future occupants of Plot 2, with particular regard to outlook, which consequently would lead to unnecessary pressure to undertake tree works. Due to the size of the canopies, height and proximity of trees to Plot 2, the outlook experienced from rear facing rooms would be compromised. This is likely to result in significant pressure for trees to be pruned or felled in the future undermining their long-term retention. Whilst the proposal can provide the required level of cycle parking provision in terms of numbers, I conclude that the proposal has not demonstrated that appropriate quality cycle storage provision for Plot 2 can be provided. There is no substantive evidence to demonstrate that available SANG capacity has been secured for this proposal. Whilst the appellant indicated their willingness to enter into a Section 106 agreement on submission of the appeal, there is no such agreement. Therefore, in the absence of mitigation, the proposal would result in a significant adverse effect on the integrity of the SPA. The proposed second access would not conflict with Policies IF2 and QP3 of the Local Plan which requires development proposals to deliver safe access and movement for pedestrians, cyclists and cars. Suitable management and mitigation measures could be employed such that there would be no harm to protected species from the proposed development. Whilst the Sustainability SPD can encourage developers to exceed current policy and aim to provide net zero carbon emissions, the SPD has not been subject to independent examination, and it cannot introduce new compulsory targets. A contribution to the Council's carbon offset fund is not necessary to make the development acceptable in planning terms and would fail to meet the tests for legal agreements. The proposed development would be contrary to policies that seek to ensure that development respects and enhances the character and appearance of the area, to protect the amenities of adjoining and nearby neighbours, to provide satisfactory levels of residential amenity for future occupiers, to protect and retain trees, and to provide satisfactory secure cycle parking. It would also not mitigate the harm to the SPA. I consider that the harm and policy conflict would be such that the proposal would conflict with the development plan as a whole. Harm to the SPA would not be mitigated due to the lack of a completed agreement under Section 106. This harm is significant and would not be outweighed by the public benefits. This provides a strong reason for refusing the proposal. As such, the presumption in favour of sustainable development does not apply in this case.

**Appeal Ref.:** 25/60086/REF      **Planning Ref.:** 25/01446/PT20A      **Plns Ref.:** APP/T0355/W/25/3372058

**Appellant:** Mr Haz Sran **c/o Agent:** Mr Stuart Vandy Veritas Planning Ltd PO Box 305 Manchester M21 3BQ

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

**Description:** Application for prior approval for construction of one additional storey to building to provide 4no. additional flats.

**Location:** **Maynard Court Clarence Road Windsor SL4 5BG**

**Appeal Decision:** Allowed      **Decision Date:** 6 March 2026

**Main Issue:** The Council refused this application over concerns regarding flood safety and whether future residents could safely evacuate before a rare, extreme flood. The Inspector allowed this appeal, after deciding that future residents could safely evacuate, justifying this position by noting that the River Thames rises very slowly over many days before reaching extreme levels, giving residents plenty of time to leave. The evacuation route along Clarence Road is short, flat and straightforward, and a proper evacuation plan had been submitted (unlike in earlier applications/appeals).  
The Council had argued that people cannot be relied upon to follow evacuation plans, but the Inspector was not persuaded. Widespread flooding across Windsor was considered to make it obvious that something serious was happening long before the site itself was at risk, and the Inspector noted that residents with mobility issues would likely be helped by neighbours and volunteers during the lengthy run-up period, with emergency services unlikely to even need to be called upon at all.  
On balance, the Inspector was satisfied that the development would be safe and granted permission.  
It is important to note that the EA did support the Council's refusal during the appeal. Despite this, the Inspector allowed the appeal on the basis of the evidence before him - particularly the slow-onset nature of the Thames flooding and the submitted SEP. The Inspector also notably declined to attach the advisories the EA had requested in the event of the appeal being allowed, simply noting that flood risk had already been fully assessed through the appeal process.

**Appeal Ref.:** 25/60093/REF      **Planning Ref.:** 24/02255/CPU      **Plns Ref.:** APP/T0355/X/25/3373234

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

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

**Description:** Certificate of lawfulness to determine whether the proposed use of the land as a caravan site for the siting of up to 4 mobile homes is lawful.

**Location:** **Land Adjacent Newton Side Orchard Burfield Road Old Windsor Windsor**

**Appeal Decision:** Allowed      **Decision Date:** 12 March 2026

**Main Issue:** The Inspector found that the primary use of the appeal site is as a caravan site, and that it forms part of a larger planning unit which includes the established caravan site known as Newtonside Orchard. The Inspector found that the proposed use of the land would not change its definable character, and that a material change of use would not occur.

**Appeal Ref.:** 25/60112/REF      **Planning Ref.:** 25/01049/FULL      **Plns Ref.:** APP/T0355/D/25/3375021  
**Appellant:** Mr G Grynwald **c/o Agent:** Mr Collin Goodhew Sheepphouse Cottage Sheepphouse Road Maidenhead SL6 8HB  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Roof alterations to include raising of the ridge, 4no. front and 2no. rear dormers to accommodate a loft conversion and alterations to fenestration.  
**Location:** **Oakdale Charters Road Sunningdale Ascot SL5 9QD**  
**Appeal Decision:** Allowed      **Decision Date:** 4 March 2026

**Main Issue:**

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**Appeal Ref.:** 25/60122/REF      **Planning Ref.:** 25/02193/FULL      **Plns Ref.:** APP/T0355/W/25/3375031  
**Appellant:** Jasreen Bhandal Shangrila 306 Dedworth Road Windsor SL4 4JR  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** 1no. detached outbuilding ancillary to the main dwelling.  
**Location:** **Shangrila 306 Dedworth Road Windsor SL4 4JR**  
**Appeal Decision:** Dismissed      **Decision Date:** 27 February 2026

**Main Issue:**

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**Appeal Ref.:** 25/60123/REF      **Planning Ref.:** 25/01614/FULL      **Plns Ref.:** 6002014  
**Appellant:** Mr Amarjit Mann 227 - 227A Coppermill Road Wraysbury Staines TW19 5NW  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Change of use of the ground floor from Class E (office) to Sui Generis (Car Sales). (Part Retrospective).  
**Location:** **Salon 227 227 Coppermill Road Wraysbury Staines TW19 5NW**  
**Appeal Decision:** Dismissed      **Decision Date:** 10 March 2026

**Main Issue:**

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