Planning Applications Decided

Week Ending - 10 April 2026

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 26th September 2024 **Appn No.:** 24/02340
Type: Reg 75- 2017 Habitat Regulations
Proposal: Approval under regulation 77 of the Conservation (Natural Habitats etc.) Regulations 2017 for application 24/00939/CLASSG for the prior approval for the change of use of the existing second floor from office (Class E) to 1no. 1bed and 1no. 2bed flat (Class C3).
Location: **Gary Short The Old Court House London Road Ascot SL5 7FL**
Applicant: Tony Grover
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 April 2026
BF

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 4th September 2025 **Appn No.:** 25/02156
Type: Works To Trees Covered by TPO
Proposal: Tip reduce lower secondary branches to provide a clearance of 1.5-2m from the roof and guttering of the house at 1 Wellswood, Ascot.(073/2002/TPO)
Location: **1 Wellswood Ascot SL5 7EA**
Applicant: Mr Philippe Trunck
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2026
AYB

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 11th February 2026 **Appn No.:** 26/00326
Type: Full
Proposal: Single storey rear extension, enlargement and alterations to the existing terrace and steps and alterations to fenestration following the removal of the existing elements.
Location: **26 Lower Village Road Ascot SL5 7AU**
Applicant: Mr Andreas Biesinger **c/o Agent:** Mr Gareth Gazey Gazey Architects 50 Halstead Road Enfield EN1 1QB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 7 April 2026
DBL

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 3rd March 2026 **Appn No.:** 26/00572
Type: Works To Trees Covered by TPO
Proposal: Leylandii x 4 - fell. (012/1966/TPO).
Location: **Oaklands Kier Park Ascot SL5 7DS**
Applicant: Mr Andrew Kay
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 8 April 2026
AYB

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Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 13th February 2026 **Appn No.:** 26/00388
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Biodiversity Net Gain) of planning permission 23/01770/FULL for a Detached outbuilding, raised decking, ramps and cycle store.
Location: **James Hay Pension Trust Chiltern House 17 College Avenue Maidenhead SL6 6AR**
Applicant: Mr James Prankerd **c/o Agent:** Mr James Prankerd Fennies Real Estate Fennies Nursery 19 31 Church Street Espom Surrey KT17 4PF
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 April 2026
MZV

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 20th February 2026 **Appn No.:** 26/00460
Type: Full
Proposal: Single storey rear extension.
Location: **83 Cookham Road Maidenhead SL6 7ET**
Applicant: Mr Ranjit Singh **c/o Agent:** Mr Rajinder Atra 7 Hanley Close Windsor Bucks SL4 5QZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 7 April 2026
MZW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 9th December 2025 **Appn No.:** 25/03218
Type: Discharge of Condition
Proposal: Details required by Condition 8 (Noise mitigation) 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:** 8 April 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 9th December 2025 **Appn No.:** 25/03228
Type: Discharge of Condition
Proposal: Details required by Condition 11 (Air Source Heat Pumps) of planning permission 23/02019/OUT for a A hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.
Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Mr Oliver fairman Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 8 April 2026
NYW

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Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 9th December 2025 **Appn No.:** 25/03229
Type: Discharge of Condition
Proposal: Details required by Condition 09 (Air Quality) and Condition 11 (Air Source Heat Pump) 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:** 8 April 2026
NYW

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 19th January 2026 **Appn No.:** 26/00109
Type: Full
Proposal: New front mono pitched roofs, single storey rear extension, raised decking, changes to the external finish and fenestration.
Location: **South Riding Bisham Road Bisham Marlow SL7 1RL**
Applicant: Mr Roger Boland **c/o Agent:** Mr Kevin Reeves KJR Architectural Consultants Ltd 28 Fassetts Road Loudwater High Wycombe HP109UW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2026
DAB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 9th February 2026 **Appn No.:** 26/00169
Type: Listed Building Consent
Proposal: Consent for repair and structural stabilisation of Roof K and the rationalisation of recent fire-stopping interventions within the roof voids of Roof K and L.
Location: **Bisham Abbey Bisham Village Marlow Road Bisham Marlow SL7 1RR**
Applicant: MCabe **c/o Agent:** Zanna Krzyzanowska Martin Ashley Architects 745 Regal House 70 London Road Twickenham TW1 3QS United Kingdom
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 7 April 2026
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 12th February 2026 **Appn No.:** 26/00352
Type: Full
Proposal: 1no. self-build dwelling following demolition of existing dwelling and outbuilding.
Location: **Hillrise Lower Road Cookham Maidenhead SL6 9HF**
Applicant: Sunny Top Cookham Ltd **c/o Agent:** Mr Francis Shaw Shaw And Jagger Architects Ltd 1 Cardale Park Beckwith Head Road Harrogate HG3 1RY
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 April 2026
DAB

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Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 11th February 2026 **Appn No.:** 26/00366
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed replacement front porch, two storey rear extension, single storey side extension, 1no. rear Juliet balcony and alterations to fenestration following demolition of existing front porch and garage are lawful.
Location: **2 Grange Lane Cookham Maidenhead SL6 9RP**
Applicant: Mr And Mrs Sennett **c/o Agent:** Mr Stuart Chapman Daintree Design PO Box 5584 Brighton BN50 8WG
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 April 2026

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 23rd February 2026 **Appn No.:** 26/00400
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed detached pool house incidental to the main dwelling is lawful.
Location: **Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA**
Applicant: Spratley And Partners **c/o Agent:** Mr Simon Sharp JPPC Bagley Croft Hinksey Hill Oxford OX1 5BD
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 2 April 2026
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 4th March 2026 **Appn No.:** 26/00585
Type: Works To Trees In Conservation Area
Proposal: Weeping birch - remove.
Location: **Westward House Berries Road Cookham Maidenhead SL6 9SD**
Applicant: Lucy Woodall
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 April 2026
HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 21st January 2026 **Appn No.:** 26/00168
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligation (Performance Review) in regard to planning permission 25/00941/VAR.
Location: **Ridgeway Moneyrow Green Holyport Maidenhead SL6 2NA**
Applicant: Mr Richard Hendry
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2026
MZV

Ward: Bray
Parish: Bray Parish
Appn. Date: 11th February 2026 **Appn No.:** 26/00290
Type: Full
Proposal: Change of use of land to use as a residential caravan site comprising 4no. Gypsy/Traveller pitches, each accommodating one static caravan/mobile home and one tourer. Proposed development includes laying of hardstanding, erection of 4 No. ancillary amenity buildings and construction of new access.
Location: **Abcot UK Ltd Green Acres Oakley Green Road Oakley Green Windsor SL4 4QF**
Applicant: Mr Martin Cawley **c/o Agent:** Mr Philip Brown On Behalf of Oasis Land Management Ltd Hat Tech Business Park Beaconsfield Court Beaconsfield Road Hatfield Hertfordshire AL10 8FF
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 8 April 2026
MZV

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Ward: Bray
Parish: Bray Parish
Appn. Date: 16th March 2026 **Appn No.:** 26/00463
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 24/01780/FULL to amend the wording on the Design and Access Statement from the age range of occupants from 10 -17 to 7-17.
Location: **260 Windsor Road Maidenhead SL6 2DT**
Applicant: Mr Singh **c/o Agent:** Mr Simon Smith Cruciform Ltd Lymedale Business Centre Hooters Hall Road Newcastle-under-Lyme Staffordshire ST59QF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 April 2026
DPK

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 17th February 2026 **Appn No.:** 26/00233
Type: Full
Proposal: Change of use of an existing residential annex to an independent studio dwelling (Use Class C3).
Location: **Land At 7 Kings Grove Maidenhead SL6 4DA**
Applicant: Mr Patrick King
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 8 April 2026
DPK

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 11th February 2026 **Appn No.:** 26/00379
Type: Full
Proposal: Single storey rear/side extension.
Location: **20 Bloomfield Road Maidenhead SL6 4NS**
Applicant: Mr And Mrs M And N Plumpton **c/o Agent:** Mr P Mackrory 17 Bissley Drive Maidenhead SL6 3UX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 7 April 2026
DJ

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 25th February 2026 **Appn No.:** 26/00474
Type: Works To Trees Covered by TPO
Proposal: Yew - prune to give 5.3m clearance directly over the road and 2.5m over the pavement; prune to give up to 3m clearance directly over the driveway; prune to give up to 0.6m clearance to the overhead utility wires, prune to give up to 0.5m clearance to the street lamp and within a 45 degree angle from the lamp head down to the pavement/road. (028/2000/TPO)
Location: **4 Rutland Road Maidenhead SL6 4HY**
Applicant: Mr Tony Melling **c/o Agent:** Mrs Sonia Coleman Fine Pruning 76 Evans Wharf Hemel Hempstead HP9 9WN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 7 April 2026
HL

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 6th February 2026 **Appn No.:** 26/00304
Type: Full
Proposal: Part single part two storey rear extension.
Location: **20 Keeler Close Windsor SL4 4NL**
Applicant: Mr A Heath **c/o Agent:** Mr T Bansal Divine Property Services 8 Buckswood Drive Crawley RH11 8HP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 7 April 2026
FAC

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Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 11th February 2026 **Appn No.:** 26/00152
Type: Full
Proposal: Erection of a front/side boundary fence. (Retrospective).
Location: **15 Black Horse Close Windsor SL4 5QP**
Applicant: Mr Tariq Nasib **c/o Agent:** Mr John Asiamah Planners & Architects 443 Streatham High Road London SW16 3PH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 8 April 2026
AI

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 5th January 2026 **Appn No.:** 25/03155
Type: Full
Proposal: Part change of use to a 12 rooms 12 person HMO, part single part two storey rear/side extension, 1no. rear dormer, alterations to fenestration and 1no. bicycle storage.
Location: **The Laurels 22 Dedworth Road Windsor SL4 5AY**
Applicant: Mr T Grosz **c/o Agent:** Joel Gray Great Plans 75 Holders Hill Avenue Hendon London NW4 1ES
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 7 April 2026
TWH

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 10th February 2026 **Appn No.:** 26/00356
Type: Full
Proposal: Single storey side/rear extension, new mono pitched roof to front elevation, 1no. detached outbuilding ancillary to the main dwelling and alterations to fenestration.
Location: **22 Tyrell Gardens Windsor SL4 4DH**
Applicant: Mr V Kapoor **c/o Agent:** Mr Jasmeet Mudan Mudan AD 7 Progress Business Centre Whittle Parkway, Slough London SL1 6D
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 7 April 2026
AI

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 17th February 2026 **Appn No.:** 26/00406
Type: Full
Proposal: Conversion and enlargement of existing garage, front infill extension with new enclosed, entrance, new steps, enlargement of the existing roof space with 2no. front gables, 2no. front dormers, 2no. rear dormers, raising of the eaves and ridge, alterations to fenestration, replacement front boundary treatment, new piers, vehicle and pedestrian gates and hardstanding following the removal of the existing elements.
Location: **120 Clewer Hill Road Windsor SL4 4DA**
Applicant: Mr And Mrs Mark And Nilgn Wade **c/o Agent:** Mr Gabrio Pigo Artichoke: Architectural Consultancy Artichoke House 71 Clewer Hill Road Windsor SL4 4DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2026
FAC

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 10th March 2026 **Appn No.:** 26/00569
Type: Works To Trees In Conservation Area
Proposal: Please see the attached tree survey.
Location: **The Lodge 104 Maidenhead Road Windsor And 19 Clewer Park Windsor SL4 5HA**
Applicant: Mrs Jane Nicholls
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2026
HL

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Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 19th March 2026 **Appn No.:** 26/00712
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/00927/REM for amendments to the site layout and detailing enhancements on plot elevations.
Location: **Land Bordered By Woodlands Park Avenue And Woodlands Park Road Maidenhead**
Applicant: Mr Imraj Bassi
Decision Type: Delegated
Decision: Permitted with Conditions **Date of Decision:** 9 April 2026
ME

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 20th March 2026 **Appn No.:** 26/00726
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/03106/VAR to vary the application boundary so that it becomes regularised with the legal ownership boundary of the site.
Location: **Land Bordered By Woodlands Park Avenue And Woodlands Park Road Maidenhead**
Applicant: Mr Charlie Rollet-Manus
Decision Type: Delegated
Decision: Permitted with Conditions **Date of Decision:** 9 April 2026
ME

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 20th March 2026 **Appn No.:** 26/00727
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/000927/REM for a phasing plan.
Location: **Land Bordered By Woodlands Park Avenue And Woodlands Park Road Maidenhead**
Applicant: Mr Charlie Rollet-Manus
Decision Type: Delegated
Decision: Permitted with Conditions **Date of Decision:** 9 April 2026
ME

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 9th October 2025 **Appn No.:** 25/02673
Type: Full
Proposal: First floor rear extension and 1 no. rear balcony
Location: **36 Park Avenue Wraysbury Staines TW19 5ET**
Applicant: Mr Azim Lalani **c/o Agent:** Mr Christopher Birt Christopher David Design 4 Leacroft Close Staines Upon Thames TW18 4NP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 April 2026
AI

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 10th November 2025 **Appn No.:** 25/02884
Type: Full
Proposal: Change of use of land to a secure dog walking field with two timber shelters and new boundary treatment.
Location: **Natwest Sailing Club 127 - 129 Welley Road Wraysbury Staines**
Applicant: Calma-K9 Group Ltd **c/o Agent:** Mr Stuart Wells Evolve Planning And Design Unit 1 Tollgate House Buisness Centre Blithbury Road Rugeley WS15 3RT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 7 April 2026
JO

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Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 16th February 2026 **Appn No.:** 26/00377
Type: Full
Proposal: Single storey side extension and alterations to fenestration
Location: **135 Slough Road Datchet Slough SL3 9AE**
Applicant: Christopher Dale **c/o Agent:** Mr Chris Dale Artichoke: Architectural Consultancy Artichoke House 71 Clewer Hill Road Windsor SL4 4DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 7 April 2026
DBL

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 13th February 2026 **Appn No.:** 26/00386
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey rear/side extension, single storey rear extension and 1no. detached outbuilding incidental to the main dwelling are lawful.
Location: **18 The Avenue Wraysbury Staines TW19 5HA**
Applicant: Kanika Kapoor **c/o Agent:** Mr G Choda Masonwood Design Ltd 8 Highbury Crescent Surrey GU15
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 8 April 2026
SD

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 15th December 2025 **Appn No.:** 25/03254
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Windows and doors - west range) and 6 (Windows and doors - north and south range) of planning permission 25/00146/FULL for a Conversion of the existing building, including external and internal alterations to provide a new gift shop (Class E) and two bed and breakfast units (class C1) plus two 2-bed dwellings and one 3 bed dwelling (C3). Construction of a new two storey mews building at the rear of the courtyard to provide two 2-bed dwellings (C3) and PV panels.
Location: **47 - 49 High Street Eton Windsor**
Applicant: Tin Media Properties 1 **c/o Agent:** Mrs Rosalind Graham Solve Planning Ltd Suite 6 Eastgate House Dogflud Way Farnham GU9 7UD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 April 2026
DZC

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 15th December 2025 **Appn No.:** 25/03328
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Conservation accredited architect), 8 (Windows and doors - west range) and 15 (Windows and doors - north and south range) of Listed Building Consent 25/00147/LBC a Consent for the conversion of the existing building including internal and external alterations to provide a new gift shop (Class E) and two bed and breakfast units (class C1) plus two 2-bed dwellings and one 3 bed dwelling (C3). Construction of a new two storey mews building at the rear of the courtyard to provide two 2-bed dwellings (C3) and PV panels.
Location: **47 - 49 High Street Eton Windsor**
Applicant: Tin Media Properties 1 **c/o Agent:** Mrs Rosalind Graham Solve Planning Ltd Suite 6 Eastgate House Dogflud Way Farnham GU9 7UD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 April 2026
DZC

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Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 26th January 2026 **Appn No.:** 26/00019
Type: Full
Proposal: Change of use from retail shop to cafe and the installation of an extraction system
Location: **23 St Leonards Road Windsor SL4 3BP**
Applicant: Mr Munir **c/o Agent:** Prabh Singh The Future Works 2 Brunel Way Slough SL1 1FQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2026
AI

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 10th February 2026 **Appn No.:** 26/00026
Type: Advertisement
Proposal: Consent to display 1no. LED trough light to illuminate the existing fascia sign.
Location: **Chutney House 98 Peascod Street Windsor SL4 1DH**
Applicant: Istiaque Razib **c/o Agent:** BeforeBricks Limited 86-90 Paul Street London EC2A 4NE
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 7 April 2026
DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 10th February 2026 **Appn No.:** 26/00365
Type: Listed Building Consent
Proposal: Consent for the installation of 1no. wooden noticeboard
Location: **Guildhall High Street Windsor SL4 1LR**
Applicant: Stephanie Lewis
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 April 2026
ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 11th February 2026 **Appn No.:** 26/00360
Type: Full
Proposal: Single storey rear extension. (Retrospective).
Location: **10 Albert Street Windsor SL4 5BU**
Applicant: Mr Butt **c/o Agent:** Mr Abdul Wajid AW Architecture Ltd 46 Bowyer Drive Slough SL1 5EG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 April 2026
AI

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 12th February 2026 **Appn No.:** 26/00394
Type: Listed Building Consent
Proposal: Consent for the installation of a mansafe access system to the internal staircase of the northeast tower.
Location: **The Cloisters 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: Application Permitted **Date of Decision:** 8 April 2026
BF

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Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 9th February 2026 **Appn No.:** 26/00338
Type: Full
Proposal: 1no. detached outbuilding ancillary to the main dwelling following demolition of existing outbuilding (retrospective).
Location: **10 The Chase Maidenhead SL6 7QW**
Applicant: Luke Baines **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:** 2 April 2026
DJ

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 12th February 2026 **Appn No.:** 26/00385
Type: Full
Proposal: Single storey wraparound extension (rear/side/front), garage conversion, 1no. flue, hardstanding, alterations front steps, external finishes and fenestration following demolition of existing elements.
Location: **91 Cannon Court Road Maidenhead SL6 7QP**
Applicant: Mr Ben Driscoll **c/o Agent:** Mr Jordan Macann Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE
Decision Type:
Decision: Application Permitted **Date of Decision:** 8 April 2026
CZB

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 12th February 2026 **Appn No.:** 26/00106
Type: Full
Proposal: Replacement WC/Shower/Washing block with decking and steps.
Location: **Land At Hurley Riverside Park Frogmill Spinney Hurley Maidenhead**
Applicant: Mr J Burfitt **c/o Agent:** Mrs Arran Dallimore C2J Architects And Town Planners Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 April 2026
DPK

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 26th January 2026 **Appn No.:** 26/00141
Type: Full
Proposal: Single storey front porch and first floor rear extension.
Location: **64 Shepherds Close Hurley Maidenhead SL6 5LZ**
Applicant: Miss H Goodhew **c/o Agent:** Mr Collin Goodhew Sheephouse Cottage Sheephouse Road Maidenhead SL6 8HB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 8 April 2026
MZW

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 11th February 2026 **Appn No.:** 26/00213
Type: Full
Proposal: Construction of hay and machinery storage building.
Location: **Land To The West of Shepherds Croft Breadcroft Lane Maidenhead**
Applicant: Mrs S Meakin **c/o Agent:** Mrs Melanie Bingham-Wallis Foxes Rural Ltd Bullbanks Farm Halstead Road Eight Ash Green Colchester CO6 3PT
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 8 April 2026
RVS

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Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 10th February 2026 **Appn No.:** 26/00319
Type: Full
Proposal: Change of use of the two storey rear workshop to create residential accommodation ancillary to the main dwelling, including alterations to fenestration and 1no. front juliet balcony following demolition of external staircase.
Location: **10 Straight Road Old Windsor Windsor SL4 2RL**
Applicant: Mr R Gordon
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 April 2026
ZP

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 11th February 2026 **Appn No.:** 26/00355
Type: Full
Proposal: Single storey front extension with enclosed entrance and alterations to fenestration.
Location: **13 William Ellis Close Old Windsor Windsor SL4 2QS**
Applicant: Ms Vini Goyal **c/o Agent:** Ms Vandana Goyal Studio9 Architects 12 Hickin Street London E143LW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 8 April 2026
FAC

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 20th February 2026 **Appn No.:** 26/00468
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials) and 5 (Biodiversity enhancements) of planning permission 24/02695/FULL for a New roof with PV panels to rear, replacement flat roofs to dormers, front bay window and single storey rear element, enlargement of 1 no. rear dormer, enlargement of 2no. rear dormers to create 1no. dormer, raised parapet wall, rear pergola, alterations to external finishes including new cladding, balcony finish and alterations to fenestration.
Location: **Great Park House 4 Queen Annes Road Windsor SL4 2BJ**
Applicant: Steve And Sally-Ann Clarke **c/o Agent:** Mr Benjamin Fisher Absolute Architecture Commercial House 53B Kingsbridge Road Newbury RG14 6DY
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 7 April 2026
FAC

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 19th March 2026 **Appn No.:** 26/00714
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side extension, 3no. front rooflights, 1no. rear dormer and hip to gable following the demolition of the existing detached garage and outbuilding is lawful.
Location: **17 Laggan Square Maidenhead SL6 7LA**
Applicant: Mr Qamer Ali **c/o Agent:** Mr Safdar Hussain Arcadia Designs Group Ltd 36 Loxwood Lower Earley Reading RG6 5QZ
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 2 April 2026
FAC

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Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 30th January 2026 **Appn No.:** 26/00034
Type: Full
Proposal: 1no. dropped kerb.
Location: **Ascot Cottage London Road Ascot SL5 7DJ**
Applicant: Lucy Page
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 7 April 2026
FAC

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 16th January 2026 **Appn No.:** 26/00078
Type: Works To Trees Covered by TPO
Proposal: T051- Sweet Chestnut - fell (015/2017/TPO).
Location: **The Wellesley 4 Scholars Row Ascot SL5 0FZ**
Applicant: The Owner/Occupier **c/o Agent:** Mr Florian Maclaren Highland Tree Services Kirkton Farm Balquhidder Lochearnhead FK19 8P
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 8 April 2026
AYB

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 5th February 2026 **Appn No.:** 26/00318
Type: Certificate of Lawfulness of Development
Proposal: Certificate of lawfulness to determine whether the existing fence is lawful.
Location: **55 Hilltop Close Ascot SL5 7QT**
Applicant: Mrs Ruby-Leigh Kent
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 April 2026
FAC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 9th February 2026 **Appn No.:** 26/00337
Type: Discharge of Condition
Proposal: Details required by Condition 1 (Obscure Glazing Scheme) and 2 (Timber Wall Scheme) of planning permission 25/02011/FULL (Allowed on Appeal) for 1no. outbuilding ancillary to the main dwelling with steps, for ancillary domestic purposes including home office, exercise and leisure use, following demolition of existing outbuilding (retrospective).
Location: **17 Parkside Road Sunningdale Ascot SL5 0NL**
Applicant: Mr Hans Lehmann **c/o Agent:** Mr Gerald Hornsby-Odoi Mattix Limited 6 Cliff End Purley Croydon CR8 1BN
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 April 2026
SD

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 20th February 2026 **Appn No.:** 26/00462
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 4.00m in depth, 3.05m high with an eaves height of 2.90m.
Location: **Meadow View Bedford Lane Sunningdale Ascot SL5 0NP**
Applicant: Mr Jon Curtis **c/o Agent:** Ms Rebecca Hampson Iceni Projects 44 Saffron Hill London EC1N8FH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 April 2026
FAC

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Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 23rd February 2026 **Appn No.:** 26/00469
Type: Discharge of Condition
Proposal: Details required by Condition 3 (External Lighting), 4 (Biodiversity Enhancements), 6 (Bin and Cycle Storage), 11 (ASHP) and 12 (EV Charging) of planning permission 25/02128/FULL for 1no. dwelling with associated parking, refuse and cycle store
Location: **18 High Street Sunningdale Ascot SL5 0NG**
Applicant: Mr Jain **c/o Agent:** Nigel Rose Nigel Rose Architects Sterling House Stroudley Road Basingstoke RG24 8UG
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 7 April 2026
DZC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 30th March 2026 **Appn No.:** 26/00818
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 3 (Approved Plans) to substitute those plans approved under 24/00564/FULL for a single storey side/rear extension with new steps and new chimney with amended plans.
Location: **The Buckingham 14 Holly Hill Drive Ascot SL5 0FF**
Applicant: Mr Jin **c/o Agent:** Mr Richard Timothy RTD Limited 3 Kings Mews Kings Road Shalford Guildford GU4 8JX
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 7 April 2026
AI

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 2nd February 2026 **Appn No.:** 26/00281
Type: Discharge of Condition
Proposal: Details required by Condition 5 (CMP) of planning permission 23/00633/OUT for an Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of 5 No. dwelling with associated cycle and refuse storage.
Location: **Land To Rear of 45A Queen Street Maidenhead**
Applicant: Sorbon Estates
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 April 2026
DPK

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Appeal Decision Report

18 February 2026 - 8 April 2026

Maidenhead

Appeal Ref.:	23/60106/ENF	**Enforcement Ref.:**	22/50031/ENF	**Plns Ref.:**	APP/T0355/C/23/3331977
Appellant:	Mr Timothy Charles Watson 59 Windsor Road Maidenhead SL6 2DN				
Decision Type:			**Officer Recommendation:**		
Description:	Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without planning permission, the erection of a detached garage and associated concrete slab, in the approximate position as outlined in blue, on the attached plan				
Location:	**59 Windsor Road Maidenhead SL6 2DN**				
Appeal Decision:	Enforcement Notice Upheld and Varied/ Appeal Dismissed		**Decision Date:**	13 March 2026	
Main Issue:	Appeal Dismissed and Enforcement Notice varied then upheld on 13/03/2026. The breach of planning control as alleged in the notice is the erection of a detached garage and associated concrete slab. Appellant failed to demonstrate on the balance of probabilities that the erection of a detached garage and associated concrete slab was substantially complete by 21 September 2019 or that it was immune from enforcement action due to the passage of time. Appellant given 4 months instead of 28 days by the Inspector to comply with part 5 of the Enforcement Notice				

Appeal Ref.:	24/60034/ENF	**Enforcement Ref.:**	23/50191/ENF	**Plns Ref.:**	APP/T0355/C/24/3339461
Appellant:	Sadiq, Zahid 14 Kaywood Close Slough SL3 7SR				
Decision Type:			**Officer Recommendation:**		
Description:	Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without planning permission, the material change of use from a drinking establishment to a mixed use comprising drinking establishment and storage of vehicles.				
Location:	**The Crown 108 Wootton Way Maidenhead SL6 4PE**				
Appeal Decision:	Dismissed		**Decision Date:**	23 February 2026	
Main Issue:	The Inspector found Ground (a) no fee payed therefore ground not considered. Ground (c) the appellant failed failed to show that the mixed use stated in the notice does not constitute a breach of planning control. Ground (f) the requirements of the notice were not considered to be excesive. Ground (g) the 28 day period as specified in the notice was considered to be a reasonable period of time.				

Appeal Ref.:	24/60052/ENF	**Enforcement Ref.:**	23/50191/ENF	**Plns Ref.:**	APP/T0355/C/24/3339463
Appellant:	Sadiq, Zahid 14 Kaywood Close Slough SL3 7SR				
Decision Type:			**Officer Recommendation:**		
Description:	Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL Without planning permission, the erection of fencing and gates.				
Location:	**The Crown 108 Wootton Way Maidenhead SL6 4PE**				
Appeal Decision:	Enforcement Notice Quashed		**Decision Date:**	23 February 2026	
Main Issue:	Ground D: The Inspector found that on the balance of probability the appellant's evidence is sufficiently precise and unambiguous to show that the boundary treatment was substantially completed more than four years before the notice was issued.				

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Appeal Ref.:	24/60103/ENF	**Enforcement Ref.:**	23/50187/ENF	**Plns Ref.:**	APP/T0355/C/24/3346039
Appellant:	Lee Russel Clark 16 Thurlby Way Maidenhead SL6 3YZ				
Decision Type:			**Officer Recommendation:**		
Description:	Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without planning permission, the erection of two storey side extension, with integral dormer windows in front and rear elevations.				
Location:	**16 Thurlby Way Maidenhead SL6 3YZ**				
Appeal Decision:	Dismissed		**Decision Date:**	11 March 2026	
Main Issue:					

Appeal Ref.:	25/60048/REF	**Planning Ref.:**	24/03006/CPD	**Plns Ref.:**	APP/T0355/X/25/3362619
Appellant:	Mrs A Jones **c/o Agent:** Mr Sam Eachus Plainview Planning Ltd De La Bere House Bayshill Road Cheltenham GL50 3AW				
Decision Type:	Delegated		**Officer Recommendation:**	Refuse	
Description:	Certificate of lawfulness to determine whether the proposed incidental residential outbuilding is lawful.				
Location:	**White Brook House Islet Park Maidenhead SL6 8LE**				
Appeal Decision:	Allowed		**Decision Date:**	20 February 2026	
Main Issue:	Appeal Allowed on 20/02/2026. The appeal was for the construction of an outbuilding for incidental use. GIA of 72sqm, as a gym, home office, garden store, and shower room considered incidental by the Inspector				

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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 Vendy 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.:	25/60089/REF	**Planning Ref.:**	25/01599/OUT	**Plns Ref.:**	APP/T0355/W/25/3372817
Appellant:	Petru Mereacre Land South of Weycock Cottage Milley Road Waltham St Lawrence Reading **c/o Agent:** Ms Nicole Guler				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	Outline application with all matters reserved for 1no. single dwelling.				
Location:	**Land South of Weycock Cottage Milley Road Waltham St Lawrence Reading**				
Appeal Decision:	Dismissed		**Decision Date:**		19 February 2026

Main Issue: Outline for new dwelling in the green belt dismissed. The main issues were inappropriate development in the green belt, effect on openness of the green belt, impact on protected species, biodiversity, climate change, trees, and flooding, and VSC. Site was found by the Inspector not to comply with paragraph 155 as not in a sustainable location. The application failed to demonstrate that i would not result in harm to protected species, to secure BNG (due to a lack mechanism to secure development as self build). Inspector supported the need for a building emissions contribution, which was not secured. The Inspector found that the development would not result in harm to trees. The site was not considered contrary to Policy NR1 in terms of flooding.

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Appeal Ref.:	25/60099/REF	**Planning Ref.:**	25/01582/FULL	**Plns Ref.:**	APP/T0355/D/25/3373687
Appellant:	Mrs Patrycja Kaczmarek 94 Priors Way Maidenhead SL6 2EN				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	Single storey rear extension with steps, 1no. vent to the existing roof and alterations to fenestration.				
Location:	**94 Priors Way Maidenhead SL6 2EN**				
Appeal Decision:	Dismissed		**Decision Date:**		20 March 2026
Main Issue:	Appeal Dismissed on 20/03/2026. Full planning permission was sought for a proposed single storey rear extension with steps, 1no. vent to the existing roof and alterations to fenestration. The main issue was the impact of the development upon the character and appearance of the area, with particular regard to protected trees. The Inspector found the proposal would harm the character and appearance of the area, with particular regard to protected trees. The proposed development would conflict with Policies QP3 and NR3 of the Borough Local Plan				

Appeal Ref.:	25/60100/REF	**Planning Ref.:**	25/01648/PIP	**Plns Ref.:**	APP/T0355/W/25/3373920
Appellant:	Mr John Rowley Livedin St Marys Mill Chalford Stroud Gloucestershire GL6 8NX				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	Phased development of up to 2no. self build dwellings.				
Location:	**Land Adjacent To Hills Cottage Hills Lane Cookham Maidenhead**				
Appeal Decision:	Dismissed		**Decision Date:**		5 March 2026
Main Issue:	Paragraph 155 of the NPPF establishes that the development of homes on grey belt land should not be regarded as inappropriate if relevant criteria are met. When assessed against the criteria, the proposal meets Paragraph 155(a), because it would not fundamentally undermine the purposes of the remaining Green Belt across the area of the plan, and Paragraph 155(b), because there is a demonstrable unmet need for the type of development proposed. However, the proposal fails to meet Paragraph 155(c), because the development would not be in a sustainable location due to unsafe pedestrian access, the absence of key local services, the lack of public transport, and reliance on private car. Paragraph 155(d) is not applicable to this development. As the proposal does not satisfy all of the criteria in Paragraph 155, it cannot be considered as Grey Belt. Furthermore, the Inspector identified that given the site's elevated position, its rural character, the surrounding open countryside, and its immediate adjacency to the Cookham Dean Conservation Area, the development would be visually prominent and would intrude upon the historic landscape setting of the conservation area.				

Appeal Ref.:	25/60104/REF	**Planning Ref.:**	25/01410/FULL	**Plns Ref.:**	APP/T0355/D/25/3374249
Appellant:	Miss Salma Ahmed **c/o Agent:** Mr A Singh 194 Hinckley Road Leicester LE3 3LR				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	Single storey front and two storey rear extension following demolition of existing elements.				
Location:	**25 Queensway Maidenhead SL6 7SG**				
Appeal Decision:	Part Allowed		**Decision Date:**		26 February 2026
Main Issue:	Split decision on 26/02/2026. The main issues were the effect of the proposed rear extension on the character and appearance of the area, and the impact upon living conditions for future occupants. The application was dismissed insofar as it relates to the two storey rear extension, but allowed in relation to the single storey front extension				

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Appeal Ref.:	25/60115/REF	**Planning Ref.:**	25/00857/FULL	**PIns Ref.:**	APP/T0355/W/25/3375023
Appellant:	Mr Mani Gill Gill Capital Homes Limited 48 Old Slade Lane Iver SL0 9DR				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	8no. new apartment units, 8no. air source heat pumps, bin and cycle stores, hardstanding and 1no. EV point following demolition of existing dwelling and outbuilding.				
Location:	**Fairview Shoppenhangers Road Maidenhead SL6 2PZ**				
Appeal Decision:	Dismissed		**Decision Date:**		6 March 2026
Main Issue:	Appeal Dismissed on 06/03/2026. The proposal was for the demolition of existing dwelling and construction of 8 new apartment units comprising of 6 two bedroom units and 2 one bedroom units. Main issues were impact on character and appearance of the area and trees, ancient woodland, and climate change. Inspector found the development resulted in harm to character and protected trees, and ancient woodland. The Inspector did not agree that a Building Emissions Contribution was required, and that the contribution was not required for the development to be compliant with BLP Policies EP1 and SP2				

Appeal Ref.:	25/60126/REF	**Planning Ref.:**	25/01140/FULL	**PIns Ref.:**	6002224
Appellant:	Mr M Rama Braywick Leisure Centre Braywick Park Braywick Road Maidenhead SL6 1BN				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	Part change of use of the car park to a Car Valet business with associated washing and drying equipment, office, canopies over, drainage, lighting and signage.				
Location:	**Braywick Leisure Centre Braywick Park Braywick Road Maidenhead SL6 1BN**				
Appeal Decision:	Allowed		**Decision Date:**		10 March 2026
Main Issue:	Appeal Allowed on 10/03/2026. Application sought part change of use of the car park to a Car Valet business with associated washing and drying equipment, office, canopies over, drainage, lighting and signage. Main issues were green belt and surface water flood risk. Inspector found development acceptable in the Green Belt under 154(g). Inspector found that as the general risk from flooding is low, details can be secured by condition.				

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