

## Planning Applications Decided

Week Ending - 1 May 2026

The applications listed below have been DECIDED by the Council.

**Ward:**  
**Parish:**  
**Appn. Date:** 1st April 2026 **Appn No.:** 26/30002  
**Type:** Spheres of Mutual Interest  
**Proposal:** Proposed part single part two-storey side extension with front and rear dormers.  
**Location:** **42 Mare Lane Beenham Heath Shurlock Row Reading RG10 0QH**  
**Applicant:** Andy Spracklen  
**Decision Type:** Delegated  
**Decision:** No Objection **Date of Decision:** 27 April 2026

MZV

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 15th January 2026 **Appn No.:** 26/00112  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Oak - reduce height and spread by 2m to previous pruning points to leave finished height of 18m and finished spread of 14m and (T2) Oak - reduce height and spread by 3m to leave finished height of 13.5m and finished spread of 10.5m. (008/2001/TPO)  
**Location:** **8 Beaufort Gardens Ascot SL5 8PG**  
**Applicant:** Sheila McCarthy **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 30 April 2026

AYB

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 13th February 2026 **Appn No.:** 26/00107  
**Type:** Advertisement  
**Proposal:** Consent to display 2no. non-illuminated post mounted signs.  
**Location:** **Land At St Georges Lane Ascot**  
**Applicant:** Mr James Anderson **c/o Agent:** Mr James Anderson St. Georges School Wells Lane Ascot SL5 7DZ  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 24 April 2026

FAC

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 6th February 2026 **Appn No.:** 26/00265  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Chestnut - remove epicormic growth over fence to a height of 10m and reduce overhanging limbs by 2-3m. (016/2020/TPO).  
**Location:** **Land To The Rear of 42 Vernon Drive Ascot**  
**Applicant:** Mr Andrew Coleman  
**Decision Type:** Delegated  
**Decision:** Partial Refusal/Partial Approval **Date of Decision:** 29 April 2026

AYB

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 12th February 2026 **Appn No.:** 26/00396  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Sweet Chestnut - reduce overall by 1.5m to leave a finished height of 14.5m and reduce 4 lowest limbs on south side of canopy by approximately 3m to balance canopy and leave a finished spread of 9m and raise canopy up to 4m from ground level. (078/2004/TPO).  
**Location:** **Burwood House Ravensdale Road Ascot SL5 9HL**  
**Applicant:** Mr Nick Chapman **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN  
**Decision Type:** Delegated  
**Decision:** Partial Refusal/Partial **Date of Decision:** 30 April 2026  
Approval

AYB

**Ward:** Ascot & Sunninghill  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 2nd March 2026 **Appn No.:** 26/00539  
**Type:** Full  
**Proposal:** Garage conversion, single storey rear/side extension, new steps and alterations to fenestration.  
**Location:** **10 Fox Covert Close Ascot SL5 9PA**  
**Applicant:** M Wilkins And C.Maslowska **c/o Agent:** Mr Gerard Judge Coba Design Ltd. 3 Cardinal Avenue Morden SM4 4TA  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 27 April 2026

Al

**Ward:** Belmont  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 5th March 2026 **Appn No.:** 26/00540  
**Type:** Full  
**Proposal:** Change of use of annexe to independent dwelling (Use Class C3) to include front infill extension, alterations to front boundary treatment, fenestration and external finish (Retrospective).  
**Location:** **42C Vicarage Road Maidenhead SL6 7DS**  
**Applicant:** Mrs Purnema Patel **c/o Agent:** Planit Studio 124 City Road London EC1V 2NX  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 30 April 2026

DAB

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 15th August 2025 **Appn No.:** 25/02046  
**Type:** Full  
**Proposal:** Change of use to equestrian use and construction of indoor arena and stable/storage wings and associated works.  
**Location:** **Mount Farm Choke Lane Maidenhead**  
**Applicant:** Mr Russell Edwards **c/o Agent:** Mr David Spragg DS Equine Mulberry Cottage Stoner Hill Road Froxfield Petersfield GU32 1DX  
**Decision Type:** Committee Decision  
**Decision:** Refuse **Date of Decision:** 28 April 2026

ME

**Ward:** Bisham And Cookham  
**Parish:** Bisham Parish  
**Appn. Date:** 27th February 2026 **Appn No.:** 26/00445  
**Type:** Full  
**Proposal:** Single storey rear extension.  
**Location:** **The White House Stoney Ware Bisham Road Bisham Marlow SL7 1RN**  
**Applicant:** Mr Steve Wallington **c/o Agent:** Mr Steve Wallington SMW Consultancy Services Ltd 6 Copperfields High Wycombe Bucks HP12 4AN  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 27 April 2026

DJ

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 2nd March 2026 **Appn No.:** 26/00525  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 3 (Rooflights) of planning permission 25/01198/FULL for a single storey rear extension with raised terrace and alterations to fenestration.  
**Location:** **Shelleys High Street Cookham Maidenhead SL6 9SF**  
**Applicant:** Mr Nigel Weller  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 30 April 2026  
DPK

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 17th March 2026 **Appn No.:** 26/00598  
**Type:** Full  
**Proposal:** 1no. dropped kerb and hardstanding.  
**Location:** **Cat Bells Bigfrith Lane Cookham Maidenhead SL6 9PH**  
**Applicant:** Deborah Collins  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 30 April 2026  
RVS

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 10th March 2026 **Appn No.:** 26/00630  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 2 (Windows and Doors), 4 (Materials) and 5 (SuDS) of planning permission 25/01198/FULL for a Single storey rear extension with raised terrace and alterations to fenestration  
**Location:** **Shelleys High Street Cookham Maidenhead SL6 9SF**  
**Applicant:** Mr Nigel Weller  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 30 April 2026  
DPK

**Ward:** Bisham And Cookham  
**Parish:** Cookham Parish  
**Appn. Date:** 12th March 2026 **Appn No.:** 26/00661  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73A) of Condition 4 (Biodiversity Enhancements) approved under planning permission 24/02128/FULL for a replacement cattle barn.  
**Location:** **Pound Field Open Space Terrys Lane Cookham Maidenhead**  
**Applicant:** Mr T Brierley **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor Berkshire SL4 5EN  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
DAB

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 26th August 2025 **Appn No.:** 25/02173  
**Type:** Works To Trees In Conservation Area  
**Proposal:** T1 Poplar - fell.  
**Location:** **Royal County of Berkshire Real Tennis Club Holyport Street Holyport Maidenhead SL6 2JR**  
**Applicant:** Mr Luke Burnage **c/o Agent:** Mr Luke Burnage Riverside Tree Care Ltd 14 Cleveland Close Maidenhead Berkshire SL6 1XE  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
HL

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 29th January 2026 **Appn No.:** 26/00250  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73a) of Condition 20 (Approved plans) and consequential amendment to condition 16 (Street lighting) to substitute those plans approved under 24/02940/VAR for a Variation (under Section 73a) of Condition 20 to substitute those plans approved under 23/00511/FULL for 215no. dwellings with access, landscaping, open space, parking and associated infrastructure.

**Location:** **Land South And East of Badgers Wood Kimbers Lane Maidenhead**  
**Applicant:** Taylor Wimpey West London **c/o Agent:** Amy Allen Savills UK Ltd One Forbury Square The Forbury Reading RG1 3BB

**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
CZP

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 29th January 2026 **Appn No.:** 26/00252  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73a) of Condition 2 (Approved plans) and consequential amendments to conditions 3 (CEMP), 4 (CEMP Biodiversity), 7 (Remediation), 8 (Surface water drainage scheme), 9 (M4(2) and M4(3) dwellings), 10 (Landscaping), 14 (Materials), 18 (Waste and Material), 19 (LEMP), 20 (Tree protection), 21 (BNG), 22 (Construction method), 23 (Ecological enhancements) and 26 (Boundary treatment) to substitute those plans approved under 24/02786/FULL for the Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure with amended plans.

**Location:** **Land South of Kimbers Lane Maidenhead**  
**Applicant:** Taylor Wimpey West London **c/o Agent:** Amy Allen Savills UK Ltd One Forbury Square The Forbury Reading RG1 3BB

**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
CZP

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 2nd March 2026 **Appn No.:** 26/00439  
**Type:** Works To Trees Covered by TPO  
**Proposal:** T1 Yew - Prune to give up to 1m clearance to the house and garage. Lift trailing branch tips to provide up to 2.5m clearance over the ground. (043/1996/TPO).

**Location:** **Barnacle Lodge Brayfield Road Bray Maidenhead SL6 2BN**  
**Applicant:** Mr Fletcher **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:** 29 April 2026  
HL

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 16th March 2026 **Appn No.:** 26/00568  
**Type:** Permitted Development Extended  
**Proposal:** Single storey rear extension no greater than 6.00m in depth, 3.50m high with an eaves height of 2.30m.

**Location:** **Greenfields Bishops Farm Close Oakley Green Windsor SL4 5UN**  
**Applicant:** Mr L Khakh **c/o Agent:** Mr R Singh London Constructions And Designs Ltd. Devonshire Business Centre, Boundary House Cricket Field Road Uxbridge UB8 1QG

**Decision Type:** Delegated  
**Decision:** Prior Approval Not Required **Date of Decision:** 27 April 2026  
SD

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 12th March 2026 **Appn No.:** 26/00666  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed two storey rear extension, single story side extension and alterations to the patio is lawful.  
**Location:** **Braywood House Drift Road Winkfield Windsor SL4 4RR**  
**Applicant:** Mr And Mrs J Ogilvie Robertson **c/o Agent:** David Herbert David Herbert Architects 24-28 St Leonards Road Windsor SL4 3BB  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 24 April 2026  
SD

**Ward:** Bray  
**Parish:** Bray Parish  
**Appn. Date:** 20th April 2026 **Appn No.:** 26/00925  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed garage conversion, 2no. single storey side extensions, single storey rear extension, two storey rear extension, enlargement of the existing roofspace to include 2no. side dormers and alterations to fenestration are lawful.  
**Location:** **Vignobles Old Mill Lane Bray Maidenhead SL6 2BG**  
**Applicant:** Luke And Angela Tapping **c/o Agent:** Angela Gabb Studio Ag Ltd 19 Russell Street Windsor Berkshire SL4 1HQ  
**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 29 April 2026  
FAC

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 2nd March 2026 **Appn No.:** 26/00545  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed detached outbuilding incidental to the main dwelling following demolition of existing shed is lawful.  
**Location:** **Dolphin Cottage 68 Altwood Road Maidenhead SL6 4PZ**  
**Applicant:** Mr Steve Burnham **c/o Agent:** Mr Gabrio Pigo Artichoke: Architectural Consultancy Artichoke House 71 Clewer Hill Road Windsor SL4 4DE  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 27 April 2026  
CZB

**Ward:** Boyn Hill  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 6th March 2026 **Appn No.:** 26/00556  
**Type:** Full  
**Proposal:** Garage conversion, single storey front/side extension and a single storey rear extension.  
**Location:** **3 Holmwood Close Maidenhead SL6 4NL**  
**Applicant:** Mr Qaisar Ali **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:** 28 April 2026  
MZW

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 11th February 2026 **Appn No.:** 26/00287  
**Type:** Full  
**Proposal:** Single storey rear extension following demolition of existing outbuilding.  
**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:** Application Permitted **Date of Decision:** 30 April 2026  
SD

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 4th March 2026 **Appn No.:** 26/00586  
**Type:** Full  
**Proposal:** Detached outbuilding ancillary to the main dwelling.  
**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:** Application Permitted **Date of Decision:** 28 April 2026  
ZP

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 5th March 2026 **Appn No.:** 26/00589  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed 3no. front rooflights and 1no. rear dormer with Juliet balcony and 1no. gable window to facilitate a loft conversion are lawful.  
**Location:** **111 Clewer Hill Road Windsor SL4 4DW**  
**Applicant:** Mr Kevin Bhambra **c/o Agent:** Mr Joga Jutley JSJ Designs 17 Gledwood Crescent Hayes UB4 0AX  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 1 May 2026  
DBL

**Ward:** Clewer And Dedworth East  
**Parish:** Windsor Unparished  
**Appn. Date:** 27th March 2026 **Appn No.:** 26/00797  
**Type:** Permitted Development Extended  
**Proposal:** 2no. single storey rear extensions no greater than 8.00m in depth, 2.80m high with an eaves height of 2.80m.  
**Location:** **Heimat 106 St Andrews Crescent Windsor SL4 4EN**  
**Applicant:** Mr Dapinderpal Singh Goraya **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:** 30 April 2026  
AI

**Ward:** Clewer And Dedworth West  
**Parish:** Windsor Unparished  
**Appn. Date:** 27th February 2026 **Appn No.:** 26/00535  
**Type:** Certificate of Lawful Use  
**Proposal:** Certificate of lawfulness to determine whether the existing use of 17A Reed Way as a one bedroom flat (Class C3 use) without any occupancy restrictions is lawful.  
**Location:** **17A Reed Way Windsor SL4 5FZ**  
**Applicant:** Mr B Cheema **c/o Agent:** Mrs Viktorija Saveca City Planning Ltd Third Floor 244 Vauxhall Bridge Road London SW1V 1AU  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 24 April 2026  
DZC

**Ward:** Clewer And Dedworth West  
**Parish:** Windsor Unparished  
**Appn. Date:** 10th March 2026 **Appn No.:** 26/00604  
**Type:** Works To Trees Covered by TPO  
**Proposal:** 1no. tree - Crown reduction by 1.5m as per photograph (002/1960/TPO)  
**Location:** **12 Franklyn Crescent Windsor SL4 4YT**  
**Applicant:** Mr Mohamed Mifam Afan  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 29 April 2026  
AYB

**Ward:** Clewer And Dedworth West  
**Parish:** Windsor Unparished  
**Appn. Date:** 25th March 2026 **Appn No.:** 26/00760  
**Type:** Permitted Development Extended  
**Proposal:** Single storey rear extension no greater than 6.00m in depth, 2.54m high with an eaves height of 2.54m.  
**Location:** **150 Wolf Lane Windsor SL4 4YZ**  
**Applicant:** Mr Javinder Gill **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:** 30 April 2026  
SD

**Ward:** Clewer East  
**Parish:** Windsor Unparished  
**Appn. Date:** 30th March 2026 **Appn No.:** 26/00804  
**Type:** Non-material Amendment  
**Proposal:** Non material amendments to planning permission 25/00964/FULL for the design to be more protective of the tree roots and to correct the dropped kerb width.  
**Location:** **69 Mill Lane Windsor SL4 5JQ**  
**Applicant:** Ms Catherine Taylor  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 24 April 2026  
SD

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Wraysbury Parish  
**Appn. Date:** 4th March 2026 **Appn No.:** 26/00577  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed hip to gable, 1no. rear dormer and 2no. front rooflights are lawful.  
**Location:** **1 Nursery Way Wraysbury Staines TW19 5DT**  
**Applicant:** Mrs Sonia Solanki **c/o Agent:** Mr Sanjeev Sharma Orama Architects Ltd 29 The Grove London NW9 0TL  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 27 April 2026  
DJ

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Wraysbury Parish  
**Appn. Date:** 4th March 2026 **Appn No.:** 26/00578  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed hip to gable, 1no. rear dormer and 2no. front rooflights are lawful.  
**Location:** **2 Nursery Way Wraysbury Staines TW19 5DT**  
**Applicant:** Anand Singh **c/o Agent:** Mr Sanjeev Sharma Orama Architects Ltd 29 The Grove London NW9 0TL  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 27 April 2026  
DJ

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Horton Parish  
**Appn. Date:** 6th March 2026 **Appn No.:** 26/00609  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed change of use from a single dwellinghouse (Class C3) to a House in Multiple Occupation (6 bedroom) (Class C4) with 1no. first floor side window and 2no. ground floor side windows are lawful.  
**Location:** **2 Colne Bank Horton Slough SL3 9PG**  
**Applicant:** Mr Chander Kaushik **c/o Agent:** Mr Vishal Patel Vdesigncad Services 62 Station Approach South Ruislip HA4 6SA  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 30 April 2026  
DJ

**Ward:** Datchet Horton And Wraysbury  
**Parish:** Datchet Parish  
**Appn. Date:** 31st March 2026 **Appn No.:** 26/00828  
**Type:** Non-material Amendment  
**Proposal:** Non material minor amendment application to planning permission 25/01583/VAR (original permission 22/02737/FULL) to amend the wording of the planning conditions to incorporate the changes in planning approval 25/00030/VAR, also including condition updates to reflect those conditions that have been subsequently discharged via case 25/00030/VAR  
**Location:** **Land To The Rear of 45 To 63 London Road Datchet Slough SL3 9JY**  
**Applicant:** Mr Paritosh Job **c/o Agent:** Mr Richard Murdock Woods Hardwick Planning Ltd 15-17 Goldington Road Bedford MK40 3NH  
**Decision Type:** Delegated  
**Decision:** Permitted with Conditions **Date of Decision:** 27 April 2026  
NYW

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 16th April 2025 **Appn No.:** 25/01016  
**Type:** Works To Trees In Conservation Area  
**Proposal:** TG1 - 7no. Cypress trees - fell  
**Location:** **The Goswells Barry Avenue Windsor**  
**Applicant:** Mrs Gail Liu  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 29 April 2026  
HL

**Ward:** Eton And Castle  
**Parish:** Eton Town Council  
**Appn. Date:** 13th January 2026 **Appn No.:** 26/00086  
**Type:** Full  
**Proposal:** Single storey side/rear extension.  
**Location:** **77 Eton Wick Road Eton Wick Windsor SL4 6NQ**  
**Applicant:** Mr And Mrs Chandler **c/o Agent:** Mr Scott Wood SDW Design 63 Hillary Road High Wycombe HP13 7RB  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 24 April 2026  
SD

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 25th February 2026 **Appn No.:** 26/00349  
**Type:** Advertisement  
**Proposal:** Consent to display 1no. internally illuminated hanging sign.  
**Location:** **Wenzels The Bakers 133 Peascod Street Windsor SL4 1DW**  
**Applicant:** Mr Ross Robins **c/o Agent:** Mr Luke Denham Commercial Workspace Consultants Ltd 61 Chancel Road Bottesford North Lincs DN16 3NE  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 29 April 2026  
ZP

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 9th March 2026 **Appn No.:** 26/00391  
**Type:** Advertisement  
**Proposal:** Consent to display 1 no. externally illuminated fascia, 1 no. externally illuminated hanging sign, 1 no. internally illuminated menu box sign and 2 no. non-illuminated poster box signs.  
**Location:** **The Queen Charlotte Church Lane Windsor SL4 1PA**  
**Applicant:** Star Pubs And Bars **c/o Agent:** Mr Thomas Harling S R Signs Ltd 12 Wortley Moor Lane Trading Estate Leeds LS12 4HX  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 29 April 2026  
ZP

**Ward:** Eton And Castle  
**Parish:** Windsor Unparished  
**Appn. Date:** 27th February 2026 **Appn No.:** 26/00551  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 2 (Stucco Render); Condition 3 (Paint Removal); Condition 4 (Stone Cleaning) and Condition 5 (Paint Samples) of listed building consent 24/02544/LBC for the consent for external redecoration and repair works to the existing building.

**Location:** **Guildhall High Street Windsor SL4 1LR**  
**Applicant:** Mr Ellis **c/o Agent:** Mrs Michelle Purnell Heritage Fusion Abbey House 282 Farnborough Road Farnborough GU14 7LZ

**Decision Type:** Delegated  
**Decision:** Partial Refusal/Partial Approval **Date of Decision:** 28 April 2026

AI

**Ward:** Furze Platt  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 2nd March 2026 **Appn No.:** 26/00554  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed replacement windows to the front, side and rear elevations is lawful.

**Location:** **11 Camden Road Maidenhead SL6 6HA**  
**Applicant:** Miss Sophie Reid  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 24 April 2026

AI

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 5th February 2026 **Appn No.:** 26/00323  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73) of Condition 2 to substitute those plans approved under 23/02714/FULL (Allowed on Appeal) for the Construction of a permanent rural workers dwelling with solar panels, 1no air source heat pump, sewage treatment plant, EV points, associated parking and access with amended plans.

**Location:** **Shottesbrooke Hill Farm Drift Road Maidenhead SL6 3ST**  
**Applicant:** Mr Terry Axten **c/o Agent:** Mr Ian Turvey Turvey Development Consultants Ltd. 92 Green Drift Royston SG8 5BT

**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026

DAB

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 23rd February 2026 **Appn No.:** 26/00487  
**Type:** Full  
**Proposal:** Part single, part two storey, part first floor side/rear extension and single storey rear extension with veranda, following demolition of existing elements

**Location:** **Westgate Cherry Garden Lane Littlewick Green Maidenhead SL6 3QG**  
**Applicant:** Ms Mullen And Mr M Drummond **c/o Agent:** Mr Ian Coward Collins And Coward 22 Post Office Road Broomfield Chelmsford CM1 7AD

**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 30 April 2026

MZW

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 2nd March 2026 **Appn No.:** 26/00497  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) - Reduce Lawson Cypress by 4m in Height and reduce 2m of Overextended Limbs. (G1) - Reduce Holly Trees in Mixed Hedgerow to 5m. (001/2010/TPO).  
**Location:** **Loveday Cherry Garden Lane Littlewick Green Maidenhead SL6 3QD**  
**Applicant:** Mr Lister **c/o Agent:** Mrs Hannah Williams Heights Tree Care Mayfield Hazelmoo Lane Gallowstree Common RG49DJ  
**Decision Type:**  
**Decision:** Application Withdrawn **Date of Decision:** 1 May 2026  
 HL

**Ward:** Hurley And Walthams  
**Parish:** Waltham St Lawrence Parish  
**Appn. Date:** 5th March 2026 **Appn No.:** 26/00544  
**Type:** Full  
**Proposal:** Single storey front extension with canopy.  
**Location:** **Hilarion Shurlock Road Waltham St Lawrence Reading RG10 0HP**  
**Applicant:** Mr And Mrs Aston **c/o Agent:** Jack Bennett Colony Architects Ltd. The Wine Store (unit 7) Brewery Court Theale RG7 5AJ  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
 DJ

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 6th March 2026 **Appn No.:** 26/00582  
**Type:** Full  
**Proposal:** Rear orangery following the removal of the existing conservatory.  
**Location:** **Nut Tree Cottage Littlefield Green White Waltham Maidenhead SL6 3JN**  
**Applicant:** Mr And Mrs D Clarke **c/o Agent:** Mr Gordon Greenwood GDG 11 Canadian Avenue Salisbury SP2 7JL  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
 RVS

**Ward:** Hurley And Walthams  
**Parish:** White Waltham Parish  
**Appn. Date:** 5th March 2026 **Appn No.:** 26/00603  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed 1no. rear dormer and 2no. front rooflights are lawful.  
**Location:** **Clarendale 3 Woodlands Park Road Maidenhead SL6 3NW**  
**Applicant:** Karsten Smet **c/o Agent:** Qarib Nazir 397 Reigate Road Epsom Downs KT17 3LU  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 27 April 2026  
 DJ

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 10th March 2026 **Appn No.:** 26/00639  
**Type:** Pt 20 Class AA (new dwellinghouses)  
**Proposal:** Application for prior approval for construction of one additional storey to the building to provide 9 additional dwellings.  
**Location:** **Costain House Vanwall Business Park Vanwall Road Maidenhead SL6 4UB**  
**Applicant:** Zake Maidenhead Ltd **c/o Agent:** Mr Dean Jordan DARA Planning 3 - 5 Duke Street London W1U 3E  
**Decision Type:** Delegated  
**Decision:** Prior Approval Required and Granted **Date of Decision:** 30 April 2026  
 SRD

**Ward:** Oldfield  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 19th March 2026 **Appn No.:** 26/00720  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 32 (Partial Discharge - Phase 1) (Borehole Investigation) of planning permission 24/00091/OUT for the Outline application, with all matters reserved except accesses (Shoppenhangers Road Access, Harvest Hill Road principal access and Harvest Hill Road secondary access), for a residential led mixed use development comprising: Up to 1,500 homes; a range of community uses including primary and secondary schools, a local centre and small-scale cafe/retail commercial uses; public open space including landscaping, associated infrastructure and amenities; together with all associated works, including demolition of existing buildings onsite (except for the existing property at 2 Rushington Avenue which is to be retained), and temporary meanwhile uses.

**Location:** **Maidenhead Golf Club Shoppenhangers Road Maidenhead SL6 2PZ**  
**Applicant:** C/o Agent **c/o Agent:** Ms Aisling Merriman Icen Projects Da Vinci House 44 Saffron Hill London EC1N 8FH

**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 24 April 2026

JC

**Ward:** Old Windsor  
**Parish:** Windsor Unparished  
**Appn. Date:** 12th February 2026 **Appn No.:** 26/00382  
**Type:** Full  
**Proposal:** External store following demolition of an existing garage  
**Location:** **19 Bolton Avenue Windsor SL4 3JE**  
**Applicant:** Mr And Mrs S Lumb **c/o Agent:** David Herbert Architects David Herbert 24-28 St Leonards Road Windsor SL4 3BB

**Decision Type:** Delegated  
**Decision:** Application Withdrawn **Date of Decision:** 29 April 2026

FAC

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 10th March 2026 **Appn No.:** 26/00629  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 3 (Non-Licensed Method Statement) and 4 (Bat Compensation Plan) of planning permission 25/02430/FULL for a Single storey front/side extension, single storey rear extension with glass link, 2no. outbuildings, side awning to cover outdoor kitchen, cycle and bin store, alterations to the external fenestration and finish. New boundary treatment and refurbished entrance gate. (Part retrospective)

**Location:** **10 Pelling Hill Old Windsor Windsor SL4 2LL**  
**Applicant:** Mr Mufajel Chowdhury **c/o Agent:** Mr Mufajel Chowdhury Concept Eight Architects Ltd ESC House South Road Weybridge KT13 9DZ

**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 24 April 2026

DBL

**Ward:** Pinkneys Green  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 23rd February 2026 **Appn No.:** 26/00476  
**Type:** Full  
**Proposal:** Garage conversion, single storey rear extension, front door replacement and alterations to fenestration.

**Location:** **2 Taylors Court Maidenhead SL6 5BZ**  
**Applicant:** Mr Mukesh Kumar Singh **c/o Agent:** Mr Madhu Jogunuri All Things Residential Ltd Flat 28 Quadrivium Point Tuns Lane 71-75 Shelton Street Covent Garden London WC2H 9JQ

**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 28 April 2026

CZB

**Ward:** Pinkneys Green  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 27th March 2026 **Appn No.:** 26/00793  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed hip to gable, 3no. front rooflights and 1no. rear dormer are lawful.  
**Location:** **20 Pinkneys Road Maidenhead SL6 5DH**  
**Applicant:** Mr Suraj Babber **c/o Agent:** Mr Harvir Dadyal 111 Upton Court Road Slough SL3 7NG  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 24 April 2026  
RVS

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 9th March 2026 **Appn No.:** 26/00618  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed single storey rear extension is lawful.  
**Location:** **21 Laggan Road Maidenhead SL6 7JY**  
**Applicant:** Mr A Arshad **c/o Agent:** Avan Plans 59 Kingsway London HA9 7QP  
**Decision Type:** Delegated  
**Decision:** Permitted Development **Date of Decision:** 27 April 2026  
DJ

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 10th March 2026 **Appn No.:** 26/00625  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed outbuilding incidental to the main dwelling following demolition of existing garage is lawful.  
**Location:** **2 Ray Lea Close Maidenhead SL6 8QN**  
**Applicant:** Mr Ifzaal Ali **c/o Agent:** Mr Ahmed Alam Mzm Associates 31 Gordon Road Maidenhead SL6 6BR  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 24 April 2026  
RVS

**Ward:** Riverside  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 18th March 2026 **Appn No.:** 26/00704  
**Type:** Permitted Development Extended  
**Proposal:** Single storey rear extension no greater than 6.00m in depth, 4.00m high with an eaves height of 3.00m.  
**Location:** **17 Laggan Square Maidenhead SL6 7LA**  
**Applicant:** Ne Qamer Ali **c/o Agent:** Mr Safdar Hussain Arcadia Designs Group Ltd 36 Loxwood Lower Earley Reading RG6 5QZ  
**Decision Type:** Delegated  
**Decision:** Prior Approval Not Required **Date of Decision:** 27 April 2026  
DJ

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 18th December 2025 **Appn No.:** 25/03368  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T32) Birch - raise canopy and tip reduce by 1.5m to leave a finished height of 10m and finished spread of 8m.(001/1957/TPO).  
**Location:** **The Garden House London Road Sunningdale Ascot SL5 0LP**  
**Applicant:** Mr Xerxes Mehta **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN  
**Decision Type:** Delegated  
**Decision:** Partial Refusal/Partial Approval **Date of Decision:** 1 May 2026  
AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 9th January 2026 **Appn No.:** 26/00072  
**Type:** Works To Trees In Conservation Area  
**Proposal:** (T1 and T2) Lawson Cypress and (T3) Silver Birch - Fell to ground level.  
**Location:** **Leigh Cottage Church Road Sunningdale Ascot SL5 0NJ**  
**Applicant:** Jothan Webb **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
 AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 15th January 2026 **Appn No.:** 26/00103  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 10 (Tree Protection) and Condition 11 (Arboricultural Method Statement) of planning permission 23/02311/FULL for a change of use and refurbishment of the Grade 11 listed Silwood Manor and attached stables to residential use comprising 21 apartments plus associated external works to provide parking, access, and landscaping. Retention, refurbishment and extension of Silwood Lodge. Erection of 14 new dwellings within the Silwood Park grounds following the demolition of the existing buildings including access, parking and landscaping. Reuse of existing side access from London Road  
**Location:** **Land At Silwood Park London Road Sunninghill Ascot**  
**Applicant:** Mr Matthew Parry  
**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 30 April 2026  
 JO

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 24th February 2026 **Appn No.:** 26/00475  
**Type:** Works To Trees Covered by TPO  
**Proposal:** Mature Beech Tree - Crown reduce approximately by 2m to a finished crown diameter of approximately 10m. Crown Lift to a height of 5m to clear gutter line of house. (001/1978/TPO)  
**Location:** **9 Chanctonbury Drive Ascot SL5 9PT**  
**Applicant:** Mr Toby Meadows **c/o Agent:** Mr Toby Meadows Meadows Landscaping And Tree Services 69 Ash Hill Road Ash Vale GU12 5DN  
**Decision Type:** Delegated  
**Decision:** Partial Refusal/Partial Approval **Date of Decision:** 24 April 2026  
 AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 4th March 2026 **Appn No.:** 26/00580  
**Type:** Discharge of Condition  
**Proposal:** Details required by Condition 3 (Biodiversity enhancements) of planning permission 25/02626/FULL for a Two storey side extension with canopy porch, single storey rear extension, relocated front door and alterations to fenestration, following demolition of existing elements.  
**Location:** **14 Lynwood Crescent Sunningdale Ascot SL5 0BL**  
**Applicant:** Mrs Amy Cable  
**Decision Type:** Delegated  
**Decision:** Approve Discharge of Condition **Date of Decision:** 27 April 2026  
 ZP

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 5th March 2026 **Appn No.:** 26/00588  
**Type:** Full  
**Proposal:** Single storey front extension, part single part two storey side/rear extension and a single storey side extension following the demolition of the existing detached garage.  
**Location:** **50 Park Drive Ascot SL5 0BE**  
**Applicant:** Mr Kuljinder Nijjar **c/o Agent:** Mrs Natalie Kettell Tailored Plans Ltd Little Copse Farnham GU10  
**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
SD

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 9th March 2026 **Appn No.:** 26/00613  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed rear dormer is lawful.  
**Location:** **Meadow View Bedford Lane Sunningdale Ascot SL5 0NP**  
**Applicant:** Mr Jon Curtis **c/o Agent:** Ms Rebecca Hampson Icen Projects 44 Saffron Hill London EC1N8FH  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 1 May 2026  
DJ

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 17th March 2026 **Appn No.:** 26/00687  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1 and T2) Lime x 2 - crown reduce by 2m to leave finished height of 23m and finished spread of 11m; (T3) Lime - repollard to previous pruning points to leave finished height of 7m and (T4) Lime - crown reduce overall by 3m to leave finished height of 27m and finished spread of 17m. (018/1991/TPO).  
**Location:** **Howards End Charters Road And Woodford Sunning Avenue Sunningdale Ascot**  
**Applicant:** Suzanne Sheppard **c/o Agent:** Mrs Linda Griffin Out There Trees Ltd Windlecroft Farm Windlesham Road Chobham GU24 8SN  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 27 April 2026  
AYB

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunninghill And Ascot Parish  
**Appn. Date:** 20th March 2026 **Appn No.:** 26/00705  
**Type:** Permitted Development Extended  
**Proposal:** Single storey rear extension no greater than 8.00m in depth, 3.20m high with an eaves height of 3.00m.  
**Location:** **Fourwinds 2 Green Lane Ascot SL5 7QJ**  
**Applicant:** Tina Berry **c/o Agent:** Ajay Modhwadia Multi Creation 239 Western Road Southall UB2 5HS  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 27 April 2026  
AI

**Ward:** Sunningdale And Cheapside  
**Parish:** Sunningdale Parish  
**Appn. Date:** 31st March 2026 **Appn No.:** 26/00817  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed entrance gates are lawful.  
**Location:** **33 Beech Hill Road Ascot SL5 0BJ**  
**Applicant:** Mr Keith Baldwin **c/o Agent:** Mr Matt Toovey Aspects Architectural Services Ltd St Stephens House Arthur Road Windsor SL4 1RU  
**Decision Type:** Delegated  
**Decision:** Refuse **Date of Decision:** 24 April 2026  
RVS

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 26th January 2026 **Appn No.:** 26/00143  
**Type:** Full  
**Proposal:** The proposal includes the demolition of the existing pair of semi-detached houses (33 and 35 Forlease Rd) and their replacement with a new two to three storey residential building of 12 flats of 1, 2 and 3 bedrooms. Incorporating car parking to the rear, a communal roof garden and two units will have a private courtyard garden, cycle store and bin store.

**Location:** **33 - 35 Forlease Road Maidenhead**  
**Applicant:** Mr Janos Zeldi **c/o Agent:** Mrs Sophie Doe Model Projects Ltd. 212 The Bon Marche Centre 241-251 Ferndale Road London SW9 8BJ

**Decision Type:** Committee Decision  
**Decision:** PDXL withdrawn **Date of Decision:** 27 April 2026  
CZP

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 4th March 2026 **Appn No.:** 26/00571  
**Type:** Certificate of Lawfulness of Development  
**Proposal:** Certificate of lawfulness to determine whether Building F, approved as part of the wider One Maidenhead town centre mixed use scheme (ref. 22/00451/REM) has been lawfully implemented and remains extant.

**Location:** **Development At King Street And Queen Street And Broadway Maidenhead**  
**Applicant:** Ryger Maidenhead Limited **c/o Agent:** Laura Field Quod Ltd 21 Soho Square London W1D 3QP

**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
NYW

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 11th March 2026 **Appn No.:** 26/00642  
**Type:** Variation Under Reg 73  
**Proposal:** Variation (under Section 73A) of Condition 13 (Approved Plans) to substitute those plans approved under 22/02123/VAR for the Variation (under Section 73A) of conditions 5 (details of the steps and ramp), 10 (construction management plan) and 13 (approved plans) to comply with the approved construction management plan and for minor changes to the building elevations and layout and substitute those plans approved under 21/01419/FULL for extension, alterations and refurbishment of existing building (Use Class E) with amended plans.

**Location:** **Star House 20 Grenfell Road Maidenhead SL6 1EH**  
**Applicant:** C/o Agent **c/o Agent:** Rosanna Cohen Stantec UK Limited Arthur Stanley House 40-50 Tottenham Street London W1T 4RN

**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 30 April 2026  
ME

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 18th March 2026 **Appn No.:** 26/00695  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T6) Lime - repollard to previous pruning points; (T21) Lime - crown reduce by 3m to leave a height of 17m and spread of 3m; (T22) Lime - crown reduce by 3m to leave a height of 16m and spread of 3m; (T26) Lime - crown reduce by 5m to leave a height of 13m and spread of 2m and (T29) Lime - reduce canopy to provide 1m clearance over the adjacent sunshade (001/2012/TPO).

**Location:** **St Lukes CE Primary School Cookham Road Maidenhead SL6 7EG**  
**Applicant:** Charlotte Watson **c/o Agent:** Ms Fiona Bradshaw Sylva Consultancy The Oxford Boaters Box Woodstock Road Oxford OX2 7AH

**Decision Type:** Delegated  
**Decision:** Application Permitted **Date of Decision:** 29 April 2026  
HL

**Ward:** St Marys  
**Parish:** Maidenhead Unparished  
**Appn. Date:** 31st March 2026 **Appn No.:** 26/00842  
**Type:** Non-material Amendment  
**Proposal:** Non material amendments to planning permission 20/03508/OUT to allow for the removal of the specific number of apartments, storey height and number and GIA of the commercial units from the development description.  
**Location:** **106 - 114 High Street Maidenhead**  
**Applicant:** Mr James Griffiths  
**Decision Type:** Delegated  
**Decision:** Permitted with Conditions **Date of Decision:** 27 April 2026

ME

## Appeal Decision Report

**20 March 2026 - 28 April 2026**

### Windsor and Ascot

**Appeal Ref.:** 25/60060/REF      **Planning Ref.:** 24/02735/FULL      **Plns Ref.:** APP/T0355/W/25/3364995

**Appellant:** Vinyl Space Limited **c/o Agent:** Mr Sam Harper Firstplan Broadwall House 21 Broadwall London SE1 9PL

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

**Description:** 1 no. outdoor swimming pool, external courts comprising of 2 no. tennis courts, 4 no. padel courts and 4 no. pickleball courts, lighting and associated landscaping works.

**Location:** **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**

**Appeal Decision:** Dismissed      **Decision Date:** 27 April 2026

**Main Issue:**

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**Appeal Ref.:** 25/60114/REF      **Planning Ref.:** 25/00779/FULL      **Plns Ref.:** 6001418

**Appellant:** N Kaur And A Singh **c/o Agent:** Mr R Patel KRN Design Studio 145 Hampermill Lane Watford WD19 4T

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

**Description:** Part single part two storey wraparound extension (side/rear/side) following demolition of existing elements.

**Location:** **32 And 34 Bulkeley Avenue Windsor**

**Appeal Decision:** Dismissed      **Decision Date:** 13 April 2026

**Main Issue:** The appeal was dismissed as the inspector agreed that the proposal would significantly reduce the characteristic visual gap between properties and would therefore undermine the character of the street scene.

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**Appeal Ref.:** 25/60128/REF      **Planning Ref.:** 25/00373/FULL      **Plns Ref.:** 6002320

**Appellant:** Mr John Watson 15 Braywood Avenue Egham Surrey TW20 9LY

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

**Description:** Proposed replacement of the original dwelling Kotan House.

**Location:** **Land Fronting North Bank of Thames And Accessed Between 66 And 68 Wraysbury Road Staines**

**Appeal Decision:** Dismissed      **Decision Date:** 13 April 2026

**Main Issue:** The dwelling cannot be considered as a replacement. It cannot be considered as limited infilling or redevelopment of previously developed land. The site cannot be considered Grey Belt land. The proposal would be inappropriate development in the Green Belt. Substantial weight is given to any harm to the Green Belt. There would also be a small loss of openness to the Green Belt. Significant harm with regard to flooding, biodiversity and to the character and appearance of the area would occur. There would be small harm from the lack of energy efficiency measures. The other considerations in the case do not clearly outweigh the harm identified. The very special circumstances necessary to justify the development do not exist. The scheme is contrary to Green Belt policies in the NPPF and the BLP. Given the extent and nature of the harm identified, this provides a strong reason for refusing the development in relation to the protected areas of Green Belt, irreplaceable habitats and areas at risk of flooding. Therefore, the presumption in favour of sustainable development as set out in paragraph 11d)ii of the Framework does not apply.

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**Appeal Ref.:** 25/60131/REF      **Planning Ref.:** 25/01667/FULL      **Plns Ref.:** 6002325  
**Appellant:** Mrs Izabel Krzy 5 Benning Close Windsor SL4 4YS  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** New boundary treatment to side and rear and raising of ground level (part retrospective).  
**Location:** **5 Benning Close Windsor SL4 4YS**  
**Appeal Decision:** Dismissed      **Decision Date:** 2 April 2026

**Main Issue:** 1) Character and design- The proposal fails to achieve a high quality boundary treatment appropriate to its prominent public setting. By reason of its height, length, mass and its relationship with the raised garden ground levels, the development appears visually dominant and incongruous, eroding the character and appearance of the footpath and its surroundings and contributing to an unacceptably strong sense of enclosure. The proposal therefore conflicts with the aims of Policy QP3 of the Borough Local Plan and the guidance in the Borough Wide Design Guide. 2) Amenity- The raising of ground levels within the appeal site increases the potential for overlooking into the rear gardens of neighbouring properties, resulting in a degree of harm to their privacy. In addition, the height and mass of the boundary treatment, when experienced in close proximity to neighbouring gardens, give rise to an overbearing form of development. The proposal would harm the living conditions of the occupiers of the adjoining dwellings on Wolf Lane, with regards to privacy and outlook and would therefore conflict with Local Plan Policy QP3.

**Appeal Ref.:** 26/60006/REF      **Planning Ref.:** 25/01178/CLU      **Plns Ref.:** APP/T0355/X/25  
/3376524  
**Appellant:** Mr Noel Grummitt Orleton Earleydene Ascot SL5 9JY  
**Decision Type:** Delegated      **Officer Recommendation:** Refuse  
**Description:** Certificate of lawfulness to determine whether the existing residential use of the Coach House is lawful.  
**Location:** **Orleton Earleydene Ascot SL5 9JY**  
**Appeal Decision:** Withdrawn      **Decision Date:** 23 March 2026

**Main Issue:**