

Planning Applications Decided

Week Ending - 17 July 2026

The applications listed below have been DECIDED by the Council.

Ward:
Parish:
Appn. Date: 9th June 2026 **Appn No.:** 26/30008
Type: Spheres of Mutual Interest
Proposal: Change of Use of Land for Boat Servicing and Repair.
Location: **Boat Yard Yard Mead Egham Runnymede TW20 0AB**
Applicant: Louise Waters
Decision Type: Delegated
Decision: Objection **Date of Decision:** 13 July 2026
BF

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 11th June 2026 **Appn No.:** 26/01451
Type: Works To Trees Covered by TPO
Proposal: T1 Pine - remove 2 x lowest branches, the lowest branch has a split 0.5m from main union (see attached photo), the second lowest branch to be removed to balance the canopy height with adjacent trees (011/2025/TPO).
Location: **8 Oriental Road Ascot SL5 7AY**
Applicant: Ms Leyla Beacham **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:** 13 July 2026
DXS

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 3rd September 2025 **Appn No.:** 25/02281
Type: Full
Proposal: Lowering of the existing ground level, side and rear retaining wall, new fence and gate, new hardstanding, new front boundary wall, piers and gate. (Retrospective).
Location: **Dale House Belmont Vale Maidenhead SL6 6BH**
Applicant: Kamran Hafeez **c/o Agent:** Mr Ehsan UL-HAQ ArchiGrace Limited 4 Hurstfield Drive Maidenhead SL6 0PF
Decision Type: Committee Decision
Decision: Application Permitted **Date of Decision:** 15 July 2026
SCS

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 27th April 2026 **Appn No.:** 26/01025
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed loft conversion, hip to gable, 1no. rear dormer, 1no. rear Juliet balcony and 2no. front rooflights are lawful.
Location: **46 All Saints Avenue Maidenhead SL6 6NA**
Applicant: Michelle And Hussein Mirzai **c/o Agent:** Mrs Tanushree Singh 137 Coley Avenue Reading RG1 6FL
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 15 July 2026
SD

Ward:	Belmont		
Parish:	Maidenhead Unparished		
Appn. Date:	13th May 2026	Appn No.:	26/01215
Type:	Full		
Proposal:	Relocation of the front entrance door, single storey side/front extension, part single part two storey side/rear extension and alterations to fenestration.		
Location:	37 Cookham Road Maidenhead SL6 7EN		
Applicant:	Mr Mohamed Effat 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:	14 July 2026
RVS			
Ward:	Bisham And Cookham		
Parish:	Cookham Parish		
Appn. Date:	11th November 2025	Appn No.:	25/02981
Type:	Full		
Proposal:	Replacement dwelling, solar panels, 1no. air source heat pump, 1no. EV charging point, 1no. detached garage and hardstanding.		
Location:	Hesters Cottage Kings Lane Cookham Maidenhead SL6 9AY		
Applicant:	Hesters Cottage Trust c/o Agent: Mr Adrian Gould JPPC Ltd Bagley Croft Hinksey Hill Oxford OX1 5BD		
Decision Type:	Delegated		
Decision:	Application Permitted	Date of Decision:	14 July 2026
DAB			
Ward:	Bisham And Cookham		
Parish:	Cookham Parish		
Appn. Date:	9th December 2025	Appn No.:	25/03237
Type:	Discharge of Condition		
Proposal:	Details required by Condition 6 (Categories M4 of approved document part M) 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:	Application Withdrawn	Date of Decision:	10 July 2026
NYW			
Ward:	Bisham And Cookham		
Parish:	Cookham Parish		
Appn. Date:	9th December 2025	Appn No.:	25/03243
Type:	Discharge of Condition		
Proposal:	Details required by Condition 6 (Categories M4 of approved document part M) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access.		
Location:	Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead		
Applicant:	Mr Oliver Fairman		
Decision Type:	Delegated		
Decision:	Application Withdrawn	Date of Decision:	10 July 2026
NYW			

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 26th January 2026 **Appn No.:** 26/00021
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligation under Schedule 10, Paragraph 10.1 (Biodiversity) of the S106 Agreement in regards to planning permission 23/02019/OUT.
Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Shriya Gohil
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 13 July 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 26th January 2026 **Appn No.:** 26/00022
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligation under Schedule 10, Paragraph 10.1 (Biodiversity) of the S106 Agreement in regards to planning permission 23/02022/OUT.
Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Shriya Gohil
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 13 July 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 31st March 2026 **Appn No.:** 26/00829
Type: Full
Proposal: New secondary access to Bradcutts Lane with gates and piers, 1 no. garage, 1 no. plant room and alterations to hard and soft landscaping.
Location: **Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA**
Applicant: C/o The John Phillips Planning Consultancy c/o Agent: Mr Simon Sharp The John Phillips Planning Consultancy Bagley Croft Hinksey Hill Oxford OX1 5B
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 July 2026
CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 14th May 2026 **Appn No.:** 26/00966
Type: Reserved Matters
Proposal: Reserved matters appearance, landscaping, layout and scale, pursuant to outline planning permission 23/02022/OUT for 1 no. self-build dwelling
Location: **Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead**
Applicant: Alex Hales
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 July 2026
NYW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 14th May 2026 **Appn No.:** 26/00968
Type: Reserved Matters
Proposal: Reserved matters appearance, landscaping, layout and scale, pursuant to outline planning permission 23/02019/OUT for 5 no. self-build dwellings
Location: **Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE**
Applicant: Alex Hales
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 July 2026
NYW

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 28th April 2026 **Appn No.:** 26/00988
Type: Full
Proposal: Installation of an outdoor swimming pool ancillary to the main dwelling.
Location: **Hideaway Quarry Wood Bisham Marlow SL7 1RF**
Applicant: Mrs Beth Kerridge **c/o Agent:** Mr Matt Bennett Tibbatts Design Ltd 161 Warstone Lane Birmingham B18 6NN
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 15 July 2026

CZB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 28th April 2026 **Appn No.:** 26/00997
Type: Full
Proposal: Single storey front extension.
Location: **Oak End Burchetts Green Road Burchetts Green Maidenhead SL6 6QS**
Applicant: Ms Kiddell **c/o Agent:** Victoria Page Victoria Page Architecture 27 Hermitage Woods Crescent Woking GU21 8UE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 July 2026

RVS

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 20th May 2026 **Appn No.:** 26/01171
Type: Full
Proposal: Conversion of existing detached garage to part-habitable accommodation ancillary to the main dwelling and alterations to fenestration.
Location: **The Orchard Church Road Cookham Dean Maidenhead SL6 9PD**
Applicant: Mr And Mrs West **c/o Agent:** Mr Owen Francis Francis Associates North Lodge Henley Road Marlow SL72ET
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 July 2026

RVS

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 20th May 2026 **Appn No.:** 26/01266
Type: Full
Proposal: Single storey side extension and alterations to fenestration
Location: **23 Southwood Gardens Cookham Maidenhead SL6 9EB**
Applicant: Matthew Slater **c/o Agent:** Mr Jordan Macann Resi Design Ltd 241 Southwark Bridge Road Floor 5 London SE1 6FP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 July 2026

DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 3rd June 2026 **Appn No.:** 26/01373
Type: Works To Trees In Conservation Area
Proposal: (G5) - Elm, Cypress, Viburnum, Acer - Fell. (T8, T9, G14) - Lawson Cypress - Fell. (G11) - Beech - tip reduce low branches overhanging house to give 2m clearance . (T17) - Cypress- Reduce height by 4m, leaving a final height of 15m. (G18) - Cypress - Reduce height to 12m.
Location: **Mendota Stone House Lane Cookham Maidenhead SL6 9TP**
Applicant: Mr Christopher Ross **c/o Agent:** Mrs Rosalind Graham Solve Planning Ltd Suite 6 Eastgate House Dogflud Way Farnham GU9 7UD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 July 2026

AYB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 11th June 2026 **Appn No.:** 26/01404
Type: Works To Trees In Conservation Area
Proposal: (T1) Oak - Reduce crown by up to a maximum of 1 metre utilizing the drop crotching technique (reduction by thinning). Finished height of tree 13 metres. Finished crown spread north to south of 15 metres, and finished crown spread east to west of 12 metres. Tip reduce east profile of crown to provide up to a maximum of 2 metres clearance to the building structure, tip reduce lower south profile of crown to provide up to a maximum of 2 metres clearance to fence, tip reduce branches encroaching on telephone cable to provide up to a maximum of 1 metre clearance, crown lift over driveway and access track to provide up to a maximum of 4.5 metres height clearance, crown clean to remove broken, dead, damaged and rubbing branches.
Location: **Hardings Cottage Hills Lane Cookham Maidenhead SL6 9NX**
Applicant: Mr Luke Burnage **c/o Agent:** Mr Luke Burnage Riverside Tree Care 14 Cleveland Close Maidenhead SL6 1XE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 July 2026
DXS

Ward: Bray
Parish: Bray Parish
Appn. Date: 4th June 2026 **Appn No.:** 26/01315
Type: Full
Proposal: Replacement stables, store barn and a replacement pole shelter for machinery (Retrospective)
Location: **Kimbers Farm Oakley Green Road Oakley Green Windsor SL4 4QF**
Applicant: Mr L Quinn **c/o Agent:** Mr Richard Robins Fmh Architectural Ltd Suite2 Floor 5 Bridgehouse Station Road Westbury BA13 4HR
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 July 2026
DAB

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 13th May 2026 **Appn No.:** 26/01080
Type: Full
Proposal: Proposed detached Garage, hardstanding and 1no. dropped kerb.
Location: **Windyridge 59 Altwood Road Maidenhead SL6 4PN**
Applicant: Mr S Thorn **c/o Agent:** Mr Tim Linstead Anglia Design LLP 11 Charing Cross Norwich NR2 4AX
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 July 2026
DJ

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 19th May 2026 **Appn No.:** 26/01251
Type: Full
Proposal: Single storey rear extension following the demolition of the existing elements.
Location: **69 Stuart Way Windsor SL4 5LR**
Applicant: Mr Ben Kavuma **c/o Agent:** Mr Michael Nye Michael Nye Design 13 Lester Grove Hazlemere High Wycombe HP15 7HW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 July 2026
DBL

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 12th February 2026 **Appn No.:** 26/00380
Type: Discharge of Condition
Proposal: Details required by Condition 6 (AMS), 7 (Tree protection), 9 (Routing of services), 10 (Hard and soft landscaping), 11 (Bat licence), 12 (RAMS), 13 (External lighting), 14 (Biodiversity gain plan), 15 (Biodiversity enhancements), 17 (Sustainability details), 18 (ASHP), 19 (CMP), 21 (Cycle storage), 22 (Bin storage), 23 (Archaeology) of planning permission 24/01800/FULL for a Replacement detached dwelling and re-use of existing access following demolition of the existing house.
Location: **Ruddles Pool Maidenhead Road Windsor SL4 5TW**
Applicant: Mr A Al Thani **c/o Agent:** Mr Philip Andrews Elmwood High Park Avenue East Horsley Surrey KT24 5DD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 14 July 2026

BF

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 20th May 2026 **Appn No.:** 26/01061
Type: Full
Proposal: Single storey front extension, part single part two storey side/rear extension, 1no. rear dormer with Juliet balcony and alterations to fenestration following demolition of existing side elements.
Location: **16 Aston Mead Windsor SL4 5PW**
Applicant: Mr Malik **c/o Agent:** Mr Abdul Wajid AW Architecture Ltd 46 Bowyer Drive Slough SL1 5E
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 July 2026

DBL

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 18th May 2026 **Appn No.:** 26/01249
Type: Full
Proposal: Garage conversion, single storey rear/side extension, first floor front/rear extension with supporting pillars to the side elevation, 1no. rear Juliet balcony and alterations to external finish and fenestration.
Location: **27 Whiteley Windsor SL4 5PJ**
Applicant: S Sinden **c/o Agent:** Ellen Cullen Fluent ADS Ltd Elmbrook House 18-19 Station Road Sunbury On Thames TW16 6SB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 July 2026

FAC

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 27th May 2026 **Appn No.:** 26/01308
Type: Full
Proposal: Garage conversion, part two storey part first floor front extension, 1no. front canopy and alterations to fenestration.
Location: **16 Duncannon Crescent Windsor SL4 4YP**
Applicant: Katie Gaudio **c/o Agent:** Martin Pugsley 1 Testwood Road Windsor SL4 5RL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 July 2026

DBL

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 26th May 2026 **Appn No.:** 26/01305
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed replacement single storey rear extension is lawful.
Location: **99 Ruddlesway Windsor SL4 5SH**
Applicant: Norma Greener **c/o Agent:** Wouter De Jager De Jager Consultancy TA Maidenhead Planning Suite 3 - 7 North Road Maidenhead SL6 1PE
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 15 July 2026
CZB

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 19th May 2026 **Appn No.:** 26/01208
Type: Full
Proposal: Rear extension at ground, first and second floor to enlarge 6 no. flats, alterations to fenestration and new balconies
Location: **Lord Raglan House 132 St Leonards Road Windsor SL4 3DJ**
Applicant: Mr C Jones **c/o Agent:** Mr David Graham Ashton Graham Planning 60 High Street Wimbledon London SW19 5EE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 July 2026
DZC

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 28th May 2026 **Appn No.:** 26/01348
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligation S106 (carbon offset performance review) in regards to planning permission 24/01769/VAR
Location: **Site of Compound At Thrift Wood Farm Ockwells Road Maidenhead**
Applicant: Craig Wyllie
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 July 2026
DPK

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 3rd March 2026 **Appn No.:** 26/00560
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Surface Water drainage Scheme) and Condition 5 (Drainage Strategy) of planning permission 25/01583/VAR for a variation (under Section 73) of planning permission 22/02737/FULL to vary the wording of Condition 5 (Flood Risk Assessment And Drainage Strategy).
Location: **Land To The Rear of 45 To 63 London Road Datchet Slough SL3 9JY**
Applicant: C/o Agent **c/o Agent:** Mrs Zsuzsa Chynoweth Thrive Architects Building 300 The Grange Romsey Road Michelmersh Romsey SO51 0AE
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 13 July 2026
CZP

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 7th April 2026 **Appn No.:** 26/00876
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Flood evacuation plan), 5 (Landscaping and ecological management plan), 6 (Screen planting) and 7 (RAMS for bats and wintering birds) of planning permission 24/00381/FULL for the Regularisation of Unauthorised Facilities and Change of Use to include Non Water Polluting Activities and Non Propelled Watersports, use of Boat House as reception/shop and storage for hire and maintenance equipment in association with water based activities.
Location: **Liquid Leisure Horton Road Datchet Slough SL3 9HY**
Applicant: Mr J Dye **c/o Agent:** Mr M Pagliaroli Michael Pagliaroli Architects Ltd Bartholomew House 38 London Road Newbury Berkshire RG14 1JX
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 13 July 2026

BF

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th April 2026 **Appn No.:** 26/00805
Type: Advertisement
Proposal: Consent to display 1 no. externally illuminated fascia panel, 1 no. Non illuminated fascia panel and 2 no. externally illuminated projecting roundels.
Location: **Boots 17 - 18 Peascod Street Windsor SL4 1DU**
Applicant: Ms Sarah Simpson **c/o Agent:** Mr Paul Veness Endpoint Limited Unit G 11 Bell Yard Mews London SE1 3TN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 July 2026

AI

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 28th April 2026 **Appn No.:** 26/00970
Type: Full
Proposal: Garage conversion, 2no. single storey side/rear extensions and alterations to fenestration.
Location: **1 Colenorton Crescent Eton Wick Windsor SL4 6NW**
Applicant: Mr And Mrs Chris And Sally Tonks And Weston **c/o Agent:** Mr Saqib Jasrai ADB Construction & Interiors Building 1 Chalfont Park Chalfont St Peter Gerrards Cross SL9 0BG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 July 2026

SD

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 14th May 2026 **Appn No.:** 26/00971
Type: Listed Building Consent
Proposal: Consent for internal works to the lower ground floor bar, ground floor bar and external garden bar to include upgrades to glass storage, lighting, and dispense systems and the replacement of a condenser unit at basement level.
Location: **King & Castle 15 - 17 Thames Street Windsor SL4 1PL**
Applicant: Gavin Waite **c/o Agent:** Mrs Maryam Aljameel DVA Ventures Limited Hallcourt House 8 Hallcourt Crescent Cannock WS11 0AB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 July 2026

AI

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 1st May 2026 **Appn No.:** 26/01091
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials) of planning permission 20/03514/FULL for a Part demolition of building with retention of reduced retail store footprint and redevelopment of the demolished section of building for new build hotel incorporating ancillary restaurant and bar, integrated service area and engineering operations to create frontage landscaping area to provide lay-by, pavement and parking space.
Location: **Boots 17 - 18 Peascod Street Windsor SL4 1DU**
Applicant: Canada Life **c/o Agent:** Mr Matthew Williams Williams Gallagher Somerset House 37 Temple Street Birmingham B2 5DP
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 17 July 2026

RXH

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 2nd June 2026 **Appn No.:** 26/01214
Type: Works To Trees In Conservation Area
Proposal: (T1) - Taxus baccata. Yew - Reduce overall canopy by 1m all round trimming into shape leaving a height of 5m and overall spread of 3m. (T2) - Taxus baccata. Yew - Reduce the canopy by 0.5m by trimming into shape leaving a height of 2m and spread of 2m.
Location: **60 Alexandra Road Windsor SL4 1HU**
Applicant: Mr Keith Glancey **c/o Agent:** Mr Martin Rigby RGT Ltd 12 Bridgefield Road Sutton SM1 2DG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 July 2026

AYB

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 21st May 2026 **Appn No.:** 26/01279
Type: Full
Proposal: Part single part two storey rear extension.
Location: **67 Bexley Street Windsor SL4 5BX**
Applicant: Nikki Spohrer **c/o Agent:** Stella Kordista Stella Kordista Architecture Workshop 25 Trevelyan Place Heath Road Haywards Heath RH16 3AZ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 10 July 2026

DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 27th May 2026 **Appn No.:** 26/01303
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Window and door furniture) of planning permission 25/00475/FULL for a Single storey rear extension, single storey side/rear extension, new steps, enlargement of existing basement and alterations to fenestration following demolition of existing elements.
Location: **41 Frances Road Windsor SL4 3AQ**
Applicant: Mr And Mrs N Grundon **c/o Agent:** Mr David Donohoe DK Donohoe Architectural Design Sussex Houses 7 Victoria Road Farnham Common Slough Buckinghamshire SL2 3PF
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 13 July 2026

DZC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 26th May 2026 **Appn No.:** 26/01292
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed remedial works to the external facade of the building are lawful.
Location: **16 To 46 Pavilions Windsor SL4 5GE**
Applicant: India Hicks **c/o Agent:** Kristin Gray PRP 10 Lindsey Street London EC1A 9HP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 July 2026
SCS

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 28th May 2026 **Appn No.:** 26/01335
Type: Discharge of Condition
Proposal: Details required by Condition 17 (Lighting Scheme) of planning permission 20/03514/FULL for Part demolition of building with retention of reduced retail store footprint and redevelopment of the demolished section of building for new build hotel incorporating ancillary restaurant and bar, integrated service area and engineering operations to create frontage landscaping area to provide lay-by, pavement and parking space.
Location: **Boots 17 - 18 Peascod Street Windsor SL4 1DU**
Applicant: C/ O Agent Canada Life **c/o Agent:** Mr Matthew Williams Williams Gallagher Somerset House 37 Temple Street Birmingham B2 5DP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 July 2026
CZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 28th May 2026 **Appn No.:** 26/01336
Type: Discharge of Condition
Proposal: Details required by Condition 19 (Odour Control) of planning permission 20/03514/FULL for Part demolition of building with retention of reduced retail store footprint and redevelopment of the demolished section of building for new build hotel incorporating ancillary restaurant and bar, integrated service area and engineering operations to create frontage landscaping area to provide lay-by, pavement and parking space.
Location: **Boots 17 - 18 Peascod Street Windsor SL4 1DU**
Applicant: C/o Agent Canada Life **c/o Agent:** Mr Matthew Williams Williams Gallagher Somerset House 37 Temple Street Birmingham B2 5DP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 July 2026
CZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 15th June 2026 **Appn No.:** 26/01444
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 25/03165/FULL for change from glass balustrades to cable wiring.
Location: **Felstead House 2 - 6 Frances Road Windsor SL4 3FR**
Applicant: Melvyn Schapira
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 July 2026
JO

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 26th June 2026 **Appn No.:** 26/01578
Type: Discharge of Condition
Proposal: Details required by Condition (4) (Reasonable Avoidance Method Statement) (5) (Biodiversity Enhancements) (6) (Tree Protection Plan) of planning permission (24/01823/FULL) for a (part two-storey, part first floor front extension, two-storey side extension with an encased fire escape and alterations to fenestration).
Location: **RCCG Praise Embassy Haywards Mead Eton Wick Windsor SL4 6JN**
Applicant: Mr Olusegun Omotayo **c/o Agent:** Mr Sukh Bal Landmark Architectural Services Ltd 32B Station Road Gerrards Cross SL9 8EL
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 13 July 2026
 BF

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 30th June 2025 **Appn No.:** 25/01663
Type: Full
Proposal: 1no. detached self-build dwelling with solar panels, 2no. bin and 2no.cycle stores, associated parking and landscaping.
Location: **51 And Land At 51 Switchback Road North Maidenhead**
Applicant: Mr. And Mrs. Reynolds **c/o Agent:** Mr Nathan Turner N. Turner Designs Ltd 28 Freemans Close Stoke Poges SL2 4ER
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 14 July 2026
 DAB

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 15th June 2026 **Appn No.:** 26/01433
Type: Discharge of Condition
Proposal: Details required by Conditions (4) (landscaping) 6 (cycle parking) of planning permission (22/03415/FULL) for a (detached dwelling following demolition of the existing building).
Location: **Land Adjacent To Oakside Littlefield Green White Waltham Maidenhead**
Applicant: Mr Ryan Kroonenburg **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 14 July 2026
 DJ

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 22nd June 2026 **Appn No.:** 26/01530
Type: Agricultural Determination
Proposal: Notification to determine whether prior approval is required for an agricultural building.
Location: **Old Gunsbrook House Twyford Road Waltham St Lawrence Reading RG10 0HE**
Applicant: Mr Lee Bangs **c/o Agent:** Mr Robert Spicer Hilro Construction The Outhouse Yewden Farm, Mill End Hambleden Henley On Thames RG9 6RJ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 July 2026
 SRD

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 13th May 2026 **Appn No.:** 26/01024
Type: Full
Proposal: Single storey front extension following demolition of existing front element.
Location: **Magnolia Cabin Fishery Road Maidenhead SL6 1UP**
Applicant: Mr Dan Lock **c/o Agent:** Mr Clive Baldwin Clive Baldwin Building Design Glancadwn Llangeitho Tregaron SY25 6QH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 July 2026
 CZB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 8th June 2026 **Appn No.:** 26/01248
Type: Full
Proposal: Single storey side/rear extension.
Location: **36 Bargeman Road Maidenhead SL6 2SG**
Applicant: Naxin Wang **c/o Agent:** Keenan Project Designs Ltd 11A Dormer Place Lemington Spa CV32 5AA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 July 2026
RVS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 21st May 2026 **Appn No.:** 26/01274
Type: Discharge of Condition
Proposal: Details required by Condition 12 (Biodiversity Enhancements) of planning permission 24/00490/FULL for 2no. semi detached dwellings, cycle storage, hardstanding, new boundary treatment and dropped kerb.
Location: **Land At 17 Ross Road Maidenhead**
Applicant: Mr Rikin Patel
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 14 July 2026
SCS

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 30th June 2026 **Appn No.:** 26/01597
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed garage conversion incidental to the main dwelling is lawful.
Location: **41 Walker Road Maidenhead SL6 2QU**
Applicant: Roger Keys **c/o Agent:** Mr Muhammad Yasar Hampshire Build 64 Southwark Bridge Road London SE1 0AS
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 15 July 2026
FAC

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 2nd July 2026 **Appn No.:** 26/01624
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Hard Landscaping) and Condition 6 (Soft Landscaping) of planning permission 22/01391/FULL (allowed on appeal) for the construction of x91 residential units together with associated landscaping, car parking and infrastructure works, following demolition of the existing building.
Location: **Mattel House Vanwall Road Maidenhead**
Applicant: Mr Christopher Weir
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 13 July 2026
ME

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 18th May 2026 **Appn No.:** 26/01187
Type: Full
Proposal: First floor front extension, part raising of the eaves and ridge and 6no. rooflights to facilitate a loft conversion.
Location: **35 Wavell Road Maidenhead SL6 5AB**
Applicant: Mr James Cochrane **c/o Agent:** Mr Robert Hillier R M Hillier Ltd Little Cedar 12A Chapel Road Flackwell Heath High Wycombe HP10 9AA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 July 2026
DJ

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 22nd May 2026 **Appn No.:** 26/01284
Type: Full
Proposal: Relocation of the entrance door, single storey front extension and single storey side/front extension following demolition to existing side elements.
Location: **12 Headington Road Maidenhead SL6 5JH**
Applicant: Mr Anil Mirza **c/o Agent:** Mr Sikandar Ali SA Associates 268 Bath Road Slough SL1 4DX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 July 2026
 DJ

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 12th May 2026 **Appn No.:** 26/01192
Type: Discharge of Condition
Proposal: Details required by Condition 29 (Waste collection strategy) of planning permission 22/01537/OUT (allowed on appeal) for an Outline application for access only to be considered at this stage with all other matters to be reserved for residential development of up to 330 new homes, land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and earthworks to facilitate surface water drainage; and all ancillary and enabling works.
Location: **Land At Spencers Farm Summerleaze Road Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 16 July 2026
 ME

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 12th May 2026 **Appn No.:** 26/01195
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Electric vehicle charging facilities) of planning permission 24/02717/REM for Reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/01537/OUT (allowed on appeal) for of up to 330 dwellings and land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and associated works (means of access only to be considered at this stage with all other matters to be reserved).
Location: **Land At Spencers Farm Summerleaze Road Maidenhead**
Applicant: Mr Oliver Fairman
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 16 July 2026
 ME

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 26th May 2026 **Appn No.:** 26/01297
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed 1no. side dormer is lawful.
Location: **96 Cookham Road Maidenhead SL6 7HS**
Applicant: Mr Arshad **c/o Agent:** Avan Plans 59 Kingsway London HA9 7QP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 15 July 2026
 SCS

Ward:	Sunningdale And Cheapside		
Parish:	Sunningdale Parish		
Appn. Date:	18th August 2025	Appn No.:	25/02101
Type:	Full		
Proposal:	1no. detached dwelling (self-build) and garage, relocation of the access, new gates and piers, hardstanding, landscaping and EV charging point following demolition of existing dwelling and garage.		
Location:	Littlebrook House Earleydene Ascot SL5 9JY		
Applicant:	Mr And Mrs Medlock c/o Agent: Mrs Rebecca Oattes Solve Planning Ltd Suite 6 Eastgate House Dogflud Way Farnham GU9 7UD		
Decision Type:	Delegated		
Decision:	Application Withdrawn	Date of Decision:	13 July 2026
DZC			
Ward:	Sunningdale And Cheapside		
Parish:	Sunningdale Parish		
Appn. Date:	22nd May 2026	Appn No.:	26/00987
Type:	Full		
Proposal:	Conversion of 1no. dwelling (Dalebury) to an annexe ancillary to the main dwelling (Larkswood).		
Location:	Dalebury Fishers Wood And Larkswood Titlarks Hill Sunningdale Ascot SL5 0JD		
Applicant:	Mr And Mrs Aziz c/o Agent: Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle GU34 4NB		
Decision Type:	Delegated		
Decision:	Refuse	Date of Decision:	16 July 2026
ZP			
Ward:	Sunningdale And Cheapside		
Parish:	Sunningdale Parish		
Appn. Date:	28th April 2026	Appn No.:	26/01044
Type:	Cert of Lawfulness of Proposed Dev		
Proposal:	Certificate of lawfulness to determine whether the proposed loft conversion, 1no. rear dormer and 2no. front and 1no. rear rooflights and changes to the fenestration are lawful.		
Location:	16 Coworth Close Sunningdale Ascot SL5 0NR		
Applicant:	Jessica Turner c/o Agent: Mr Jon Wallace Measured And Drawn Ltd 8 Ellison Grove Kings Hill ME19 4SQ		
Decision Type:	Delegated		
Decision:	Permitted Development	Date of Decision:	16 July 2026
SD			
Ward:	Sunningdale And Cheapside		
Parish:	Sunningdale Parish		
Appn. Date:	19th May 2026	Appn No.:	26/01205
Type:	Full		
Proposal:	Garage conversion, new front entrance canopy, single storey side extension and alterations to fenestration.		
Location:	82 Beech Hill Road Ascot SL5 0BW		
Applicant:	Sohan Desasri c/o Agent: Mr Andy Ward Award Design 2 Buttermere Drive Camberley GU15 1QU		
Decision Type:	Delegated		
Decision:	Application Permitted	Date of Decision:	10 July 2026
FAC			

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 27th May 2026 **Appn No.:** 26/01309
Type: Full
Proposal: 1no. entrance gate
Location: **33 Beech Hill Road Ascot SL5 0BJ**
Applicant: Mr Keith Baldwin **c/o Agent:** Mr Matthew Toovey Aspect Architectural Services Ltd St Stephens House Arthur Road Windsor SL4 1RU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 15 July 2026
DBL

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 26th June 2026 **Appn No.:** 26/01576
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 24/01603/FULL to reduce piers from 8no. to 4no. increase height to 1.8m, widening the left entrance by 500mm and plant hedge instead of the low walls.
Location: **Craigrownie Broomfield Park Sunningdale Ascot SL5 0JT**
Applicant: Mr Paul James-Martin
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 July 2026
FAC

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 4th March 2026 **Appn No.:** 26/00581
Type: Discharge of Condition
Proposal: Details required by Condition 14 (Refuse Storage and Recycling Facilities) of planning permission 25/00066/VAR for a variation (under Section 73) of Condition 21 (Approved Plans) to substitute those plans approved under 23/02716/FULL for the erection of office building with flexible commercial ground floor uses, landscaping and associated works with amended plans.
Location: **Development At King Street And Queen Street And Broadway Maidenhead**
Applicant: C/o Agent **c/o Agent:** Miss Laura Field Quod Ltd 21 Soho Square London W1D 3QP
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 13 July 2026
ME

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 21st May 2026 **Appn No.:** 26/01273
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of planning permission 24/00559/CLAMA to vary the wording of Condition 4 (Noise).
Location: **HALIFAX 16 - 20 High Street Maidenhead SL6 1PZ**
Applicant: Mr M Winegarten **c/o Agent:** Mr Tony Allen Allen Planning Ltd Harrogate Business Centre Hammerain House Hookstone Avenue Harrogate North Yorkshire HG2 8ER
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 July 2026
DPK

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 5th June 2026
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials) of planning permission 25/03186/FULL for the Replacement of existing cladding and render remediation, including installation of a green wall.
Location: **Travelodge 99 King Street Maidenhead SL6 1DP**
Applicant: Mr Dan Wride **c/o Agent:** Ms Nour Sinno HTA Design LLP 75 Wallis Road London E9 5LN
Decision Type: Delegated
Decision: Approve Discharge of Condition
Date of Decision: 14 July 2026

SRD

Appeal Decision Report

08 June 2026 - 13 July 2026

Maidenhead

Appeal Ref.:	25/60029/ENF	Enforcement Ref.:	24/50036/ENF	Plns Ref.:	APP/T0355/C/24/3357794
Appellant:	SHAHENA YASMIN 43 Heywood Avenue, Maidenhead SL6 3JA				
Decision Type:	No Further Action	Officer Recommendation:	No Further Action		
Description:	Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL "Without planning permission, the erection of a boundary treatment, consisting of one electric metal vehicle entrance gate, one metal pedestrian gate, brick pillars and timber fencing with integral concrete posts."				
Location:	26 Sawyers Crescent Maidenhead SL6 3ND				
Appeal Decision:	Dismissed	Decision Date:	30 June 2026		
Main Issue:	Appeal Dismissed and enforcement notice upheld on 30/06/2026. The breach of planning control as alleged in the notice is without planning permission, the erection of a boundary treatment, consisting of one electric metal vehicle entrance gate, one metal pedestrian gate, brick pillars and timber fencing with integral concrete posts. Enclosure measures greater than 1m in height, and is adjacent to the highway so is not PD. No planning application was submitted as part of the appeal to remedy the situation.				

Appeal Ref.:	25/60080/ENF	Enforcement Ref.:	24/50152/ENF	Plns Ref.:	APP/T0355/C/25/3369837
Appellant:	Rafaqat Iqbal 8 Clare Road, Maidenhead SL6 4DG				
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 building with associated patio, walls, steps and covered pergola."				
Location:	8 Clare Road Maidenhead SL6 4DG				
Appeal Decision:	Dismissed	Decision Date:	2 July 2026		
Main Issue:	Appeal Dismissed and enforcement notice upheld and planning permission refused on 02/07/2026. The breach notice referred to 'Without planning permission, the erection of a building with associated patio, walls, steps and covered pergola'. The development was found to result in harm to the character and appearance of the site and the surrounding area, contrary to Policy QP3. The development was also found to result in harm to the outlook of numbers 6 and 10, and harm to private outdoor amenity space for number 8.				

Appeal Ref.: 25/60117/REF **Planning Ref.:** 25/01536/FULL **Plns Ref.:** APP/T0355/D/25/3375352

Appellant: Mr And Mrs Gonzales Cherry Tree Cottage Bedford Lane Sunningdale Ascot SL5 0NP

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

Description: Single storey side/front extension with balcony and rear fire escape with steps below, part raising of the eaves and ridge to create habitable accommodation within the roofspace and 2no. rear dormers.

Location: **Cherry Tree Cottage Bedford Lane Sunningdale Ascot SL5 0NP**

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

Main Issue: The proposal was for the raising of the roof to create new floorspace at first floor level and included a staircase extension and first floor balcony. The main issues were impact on the Green Belt and the character and appearance of the area. The Inspector found that the extensions would be disproportionate to the original dwelling and would not be acceptable under paragraph 154(c). The Inspector also found that the extensions would harm the character and appearance of the area. Very special circumstances did not exist to justify the development.

Appeal Ref.: 25/60130/REF **Planning Ref.:** 23/02186/FULL **Plns Ref.:** 6002609

Appellant: Mr Goodwin Site of Highway House Norreys Drive Maidenhead c/o Agent: Ms Brigid Taylor

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

Description: Construction of a care home with associated works including car parking, landscaping and provision of amenity space.

Location: **Site of Highway House Norreys Drive Maidenhead**

Appeal Decision: Allowed **Decision Date:** 9 July 2026

Main Issue: Appeal Allowed on 09/07/2026 for construction of a care home with associated works including car parking, landscaping and provision of amenity space. Committee overturn, with officers recommending approval. The main issues were suitable living conditions for future occupiers, with particular regard to the site's location, air quality, pedestrian safety, the layout of accommodation and outdoor amenity space, and whether the proposal makes an effective use of land. Inspector found the development would provide suitable living conditions for future occupiers, with particular regard for the above. Inspector found that the development would make effective use of the land. On sustainability, The Inspector found the UU meets the tests in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (CIL Regs) and in the Framework, along with obligations for BNG, highways, and parking

Appeal Ref.: 26/60012/REF **Planning Ref.:** 25/02586/FULL **Plns Ref.:** 6004321

Appellant: Mr And Mrs Fickling School Cottage Henley Road Maidenhead SL6 6QW

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

Description: Part single, part two storey side/rear extension and alterations to fenestration.

Location: **School Cottage Henley Road Maidenhead SL6 6QW**

Appeal Decision: Allowed **Decision Date:** 23 June 2026

Main Issue: Appeal allowed on 23/06/2026 for the a part single-storey/part two-storey, side/rear extension and alterations to fenestration. Extensions were rejected under 154(c) by the case officer as development consisted of disproportionate extensions and fenestration alterations to the original building. Officers argued that 154(g) did not apply. Inspector does not assess or discuss 154(c), and allows the appeal under 154(g)

Appeal Ref.: 26/60013/REF **Planning Ref.:** 25/01984/FULL **Plns Ref.:** 6003202
Appellant: Mr Paul Mcmanamon White Roses Coningsby Lane Fifield Maidenhead SL6 2PF
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Replacement front canopy, single storey rear/side extension with sedum roof, new sedum roof to existing rear extension, raised rear patio and alterations to fenestration.
Location: **White Roses Coningsby Lane Fifield Maidenhead SL6 2PF**
Appeal Decision: Dismissed **Decision Date:** 17 June 2026

Main Issue: Appeal Dismissed on 17/06/2026. The appeal was for a replacement front canopy, single storey rear/side extension with sedum roof, new sedum roof to existing rear extension, raised rear patio and alterations to fenestration. The main issues were Green Belt, and impact on heritage assets (listed buildings). The Inspector found that the extensions would amount to disproportionate additions to the original building, despite the Council's 50% limit is not set in any policy or guidance and only appears to relate to floorspace. The development therefore did not amount to appropriate development in the Green Belt under para 154(c) of the NPPF (2024). The Inspector agreed with the Council that the proposal would preserve designated heritage assets. No very special circumstances outweighed harm to the Green Belt.

Appeal Ref.: 26/60020/NOND **Planning Ref.:** 25/02270/TPO **Plns Ref.:** APP/TPO/TO 355/10966
Appellant: Mr Mixoudis **c/o Agent:** Mr Edward Butler Future Tree 14 Harcourt Drive Earley RG6 5TJ
Decision Type: Delegated **Officer Recommendation:** Would Have Refused
Description: T1 Corsican Pine - Remove to source lateral limb 1, reduce the length of lateral limb 2 by 2-3m, reduce length of lateral limb 3 by 2m as per photographs (017/2013/TPO).
Location: **6 Castle Court Maidenhead SL6 6DD**
Appeal Decision: Part Allowed **Decision Date:** 12 June 2026

Main Issue:

Appeal Ref.: 26/60026/REF **Planning Ref.:** 25/02464/FULL **Plns Ref.:** 6005867
Appellant: Matthew Buckland 2 Cadwell Drive Maidenhead SL6 3YR
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Part two storey, part first floor side extension, alterations to fenestration and external finish, following demolition of existing elements
Location: **2 Cadwell Drive Maidenhead SL6 3YR**
Appeal Decision: Allowed **Decision Date:** 29 June 2026

Main Issue: The main issue was the impact of the development on bats. No bat survey was provided during the application and was it was refused on that basis. The Appellant submitted a PRA as part of the appeal, which suitably demonstrated the development would not result in harm to protected species. Bizarrely, the appellant continued with this appeal after receiving approval for a revised development in a separate application (25/03385/FULL). This resulted in unnecessary and wasted expense for the Council. The original decision was made prior to the adoption of the LVL, and the Inspector found that the correspondence between the Council and the Appellant showed that the Council clearly set out its position on the application, and accepting amendments as reflected on the Council's website. As such, the Inspector found that the Council's behaviour did not result in unnecessary or wasted expense.

Appeal Ref.: 26/60031/REF **Planning Ref.:** 25/02781/OUT **Plns Ref.:** 6006552
Appellant: Ms James c/o **Agent:** Mr John Hunt Pike Smith & Kemp Rural & Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Outline application with all matters reserved for the erection of 4no. self build dwellings and 2no. market dwellings.
Location: **Land South of The B3024 Paley Street Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 9 July 2026

Main Issue: Appeal Dismissed on 09/07/2026 for erection of 4 self-build and 2 "market" houses. The main issues were flood risk, Green Belt, biodiversity, BNG, character and appearance of the area, affordable housing, and climate change. Inspector found that on balance flooding was not a strong reason to refuse, as identified areas only at low risk of surface water flooding in FZ1. The Inspector found the development not amount to limited infilling, not in a sustainable location, with modest harm to openness of the Green Belt. PEA not carried out by a suitably qualified professional. No evidence of District Level License provided. A standard condition could have secured mandatory BNG. Inspector found no harm to the character and appearance of the area. Affordable housing could have been addressed by condition to any outline permission. Only modest weight attributed to provision of housing, and 4 SBCH units. Inspector states BLP Policy indicates BEC would be in SPD. UU meets the tests in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (CIL Regs) and in the Framework. In dismissing the appeal. the Inspector found that identified harms did not outweigh benefits.
