

Planning Applications Decided

Week Ending - 4 September 2026

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 2nd April 2026 **Appn No.:** 26/00853
Type: Works To Trees Covered by TPO
Proposal: T107 (English Oak) - Carry out ground investigation works within the root protection area (RPA) of the tree, to establish the presence and orientation of rooting material. The two trenches will be no longer than 1m, and a maximum depth of 600mm as per amended details. (013/2013/TPO).
Location: **Land Bounded By Ascot Fire Station Station Hill And West of Hermitage Parade And South of High Street Ascot**
Applicant: Fliss Morris **c/o Agent:** Mr Justin Hodges Aspect Arboriculture The Stables Hardwick Business Park Noral Way Banbury OX16 2AF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 1 September 2026
HL

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 29th June 2026 **Appn No.:** 26/01227
Type: Full
Proposal: Two storey side extension with canopy, single storey rear extension alterations to fenestration and a detached outbuilding ancillary to the main dwelling.
Location: **92 Kennel Ride Ascot SL5 7NW**
Applicant: Mr Zak Waylen **c/o Agent:** Mr Joby Simson Idea Architectural Technology The Buttery Tithe Farm Holcot Northampton NN6 9SH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
SD

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 16th July 2026 **Appn No.:** 26/01655
Type: Full
Proposal: Garage conversion, 2no.front rooflights and 1no. rear L shaped dormer to facilitate a loft conversion.
Location: **4 Sirl Cottages Lower Village Road Ascot SL5 7AU**
Applicant: Bartos Piasecki **c/o Agent:** Mr Carl Shorter Shorplans 71-75 Shelton Street Covent Gardens London WC2H 9JQ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 1 September 2026
DBL

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 15th July 2026 **Appn No.:** 26/01676
Type: Full
Proposal: Single storey side/rear extension.
Location: **51 Upper Village Road Ascot SL5 7AJ**
Applicant: Mr Zahir Bhatia **c/o Agent:** Mr Asim Hussain AH Architecture 15 Alleyn Park Southall UB2 5QT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 4 September 2026
AI

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 24th July 2026 **Appn No.:** 26/01824
Type: Works To Trees Covered by TPO
Proposal: Conduct ground investigation works via small window trenches, no longer than 1m in length and maximum depth of 600mm using compressed airspade and handtools to expose roots, within the root protection areas (RPA) of 17no trees located adjacent to, or within, existing areas of hard surface across the site. Please refer to submitted details. (013/2013/TPO)
Location: **Land Bounded By Ascot Fire Station Station Hill And West of Hermitage Parade And South of High Street Ascot SL5 7HF**
Applicant: Fliss Morris **c/o Agent:** Mr Justin Hodges Aspect Arboriculture The Stables Hardwick Business Park Noral Way Banbury OX16 2AF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 1 September 2026
HL

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 10th August 2026 **Appn No.:** 26/01933
Type: Non-material Amendment
Proposal: Non material amendment to planning permission 25/03261/FULL for a reduction in the width and height of the side extension, increase in depth of side and rear extension and alterations to existing and proposed fenestration.
Location: **Grenville St Marys Hill Ascot SL5 9AP**
Applicant: Mr And Ms I Peters And J Laine **c/o Agent:** Nicolas Blunt Urban Curve Architecture The Stallion Box Raywood Office Complex Leacon Lane Charing TN27 0ET
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 September 2026
AI

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 10th July 2026 **Appn No.:** 26/01669
Type: Full
Proposal: 2 no. front rooflights, hip to gable roof alteration and 1 no. rear dormer to facilitate a loft conversion
Location: **75 All Saints Avenue Maidenhead SL6 6LY**
Applicant: Mr And Mrs Elder **c/o Agent:** Mrs Linda Darby Hemmings Hampton House Farm Kineton Warwick CV35 0JH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 3 September 2026
CZB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 24th June 2026 **Appn No.:** 26/01546
Type: Works To Trees Covered by TPO
Proposal: (T1) Sycamore - Fell. (T2) Ash - Trim back secondary growth to give up to 2m clearance to building. (015/1979/TPO).
Location: **Lower Mill Stream Bank Between 44 And 45 And Land To Southwest of 15 Temple Mill Island Bisham Marlow**
Applicant: Temple Mill Management Ltd **c/o Agent:** Jon Simmons JS Arborcraft Ltd 39 Dunwood Court Boyn Valley Road Maidenhead SL6 4JE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 1 September 2026
HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 17th July 2026 **Appn No.:** 26/01763
Type: Cert of Lawfulness of Proposed Use
Proposal: Certificate of lawfulness to determine whether the proposed use of the land as an orchard with mobile poultry run and polytunnel is lawful.
Location: **Land At The Junction of Warners Hill And Dean Lane Cookham Maidenhead**
Applicant: Mr Syed Sahabudeen Syed Nazir Ahmed
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 September 2026

CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 24th July 2026 **Appn No.:** 26/01822
Type: Permitted Development Extended
Proposal: Single storey side/rear extension no greater than 8.00m in depth, 4.00m high with an eaves height of 3.80m.
Location: **Highwood Corner Grubwood Lane Cookham Maidenhead SL6 9UB**
Applicant: Elizabeth And Mike Burden **c/o Agent:** Tom Reynolds TRA Studio 34C Panorama Road Poole BH13 7RD
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 28 August 2026

CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 3rd August 2026 **Appn No.:** 26/01894
Type: Permitted Development Extended
Proposal: 1No. single storey rear extension and 1No. single storey side/rear extension no greater than 8.00m in depth, 3.50m high with an eaves height of 2.50m.
Location: **1 Grange Lane Cookham Maidenhead SL6 9RP**
Applicant: Tricia Phillips **c/o Agent:** Kate Rutland DP Architects The Old Brewery Tap 3 Shirburn Street Watlington OX49 5BU
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 3 September 2026

MZW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 3rd August 2026 **Appn No.:** 26/01911
Type: Works To Trees In Conservation Area
Proposal: (Black dot on plan) Walnut - Crown reduce (as shown) leaving a height of approximately 14m and spread of 12m.
Location: **Chalk Pit Cottage Cookham Dean Bottom Cookham Maidenhead SL6 9AR**
Applicant: Mr Joe Margerrison
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 1 September 2026

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 8th July 2026 **Appn No.:** 26/01211
Type: Listed Building Consent
Proposal: Consent to replace 8 No. casements in 3 windows on the front elevation
Location: **Ann Duels House Holyport Street Holyport Maidenhead SL6 2JR**
Applicant: Mr John Drewett
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026

DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 12th June 2026 **Appn No.:** 26/01361
Type: Full
Proposal: Detached garage/outbuilding and new electric gates
Location: **1 Oaklands Grove Maidenhead SL6 2EQ**
Applicant: Mr Philip Manning **c/o Agent:** Mr Dean Luxton Delux Designs 20 Gale Gardens Hayley Green Bracknell RG42 6FL
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 September 2026
 DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 13th July 2026 **Appn No.:** 26/01388
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 3 to substitute those plans approved under 25/03049/FULL for a Garage conversion, single storey front porch, single storey rear/side extension and alterations to fenestration with amended plans.
Location: **21 Springfield Park Maidenhead SL6 2YN**
Applicant: Mr Hakan Aydinlik **c/o Agent:** Mrs Judith Charles M3 Architectural Design Ltd Basepoint Business Centre 377-399 London Road Camberley Surrey GU15 3HL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
 DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 30th July 2026 **Appn No.:** 26/01818
Type: Discharge of Condition
Proposal: Details required by Condition 5 (Ecology) of planning permission 26/00113/VAR for a variation (under Section 73) of Condition 5 to substitute those plans approved under 22/03209/FULL for a Garage conversion, part single, part first floor, part two storey front/side/rear extension with rear glass balustrades and alterations to fenestration with amended plans.
Location: **28 The Bingham's Maidenhead SL6 2ES**
Applicant: Mr Malcolm Mitchell
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 3 September 2026
 RVS

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 7th July 2026 **Appn No.:** 26/01628
Type: Full
Proposal: Single storey rear extension following the demolition of the existing conservatory.
Location: **25 Bannard Road Maidenhead SL6 4NP**
Applicant: Carolyn Allen **c/o Agent:** Jonathan Donovan 1 Meadow Croft Chilton Foliat Hungerford RG17 0UA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2026
 SCS

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 4th August 2026 **Appn No.:** 26/01920
Type: Works To Trees Covered by TPO
Proposal: (T2) Lime - Re-pollard back to previous pruning points by removing approximately 4m from height and 2m lateral growth, to include removal of all epicormic and basal growth.(T3) Sycamore - Crown lift to provide up to a maximum of 3m height clearance over car park. Tip reduce lower western aspect of crown to provide up to a maximum of 2m clearance to adjoining building. (040/2001/TPO)
Location: **Arvon House 3 Boyn Hill Avenue Maidenhead**
Applicant: Zoe Hunter **c/o Agent:** Mr Billy Walsh Artemis Tree Services Ltd West Hyde Nursery Old Uxbridge Road Maple Cross Hertfordshire WD39XY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 September 2026
DXS

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 5th August 2026 **Appn No.:** 26/01717
Type: Works To Trees Covered by TPO
Proposal: (T1) T001 - Poplar - Fell. (T2) T002 - Oak - Remove 2 x dead limbs back to trunk, growing towards neighbouring property (003/1961/TPO).
Location: **Legoland Windsor Resort Winkfield Road Windsor SL4 4AY**
Applicant: Mr Julian Bromley **c/o Agent:** Jane Newington Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH
Decision Type:
Decision: Application Withdrawn **Date of Decision:** 1 September 2026
HL

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 27th July 2026 **Appn No.:** 26/01831
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 4.30m in depth, 2.80m high with an eaves height of 2.50m.
Location: **1 Bell View Windsor SL4 4ET**
Applicant: Ms Lynette Kerry **c/o Agent:** Mr Matt Toovey Aspects Architectural Services Ltd St Stephens House Arthur Road Windsor SL4 1RU
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 4 September 2026
SD

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 17th July 2026 **Appn No.:** 26/01659
Type: Full
Proposal: Garage conversion with new mono pitched roof, single storey front extension and a part single part two storey part first floor side/rear extension.
Location: **32 Longmead Windsor SL4 5PZ**
Applicant: Mr And Mrs M And G Hubbard **c/o Agent:** M Clark 347 Maidenhead Road Windsor SL4 5SE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 September 2026
FAC

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 1st July 2026 **Appn No.:** 26/01598
Type: Works To Trees Covered by TPO
Proposal: (T1) Ash - Prune to give up to 1.2m clearance to the house, crown lift to 2.5m above ground level, prune to give up to 30cm clearance to overhead utility wires, remove dead branches. (021/2002/TPO)
Location: **12 Repton Close Maidenhead SL6 3DS**
Applicant: Mr Joe Margerrison
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
HL

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 27th July 2026 **Appn No.:** 26/01835
Type: Works To Trees Covered by TPO
Proposal: (T1) and (T2) London Plane - Crown lift to provide up to a maximum of 3.5 metres height clearance over rear garden; (T3) London Plane - Crown lift to provide up to a maximum of 3.5 metres height clearance over rear garden and 2 metres clearance from greenhouse. All pruning cuts to be targeted back to suitable lateral growth points within the clearance zone. (029/2011/TPO).
Location: **17 Brill Close Maidenhead SL6 3EJ**
Applicant: Mrs Douglas **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:** 3 September 2026
DXS

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 17th June 2026 **Appn No.:** 26/01458
Type: Full
Proposal: Installation of 1 no. HVAC, 3 no. internal AC units and alterations to rear fenestration
Location: **Bank House The Green Datchet Slough SL3 9JH**
Applicant: Mr Mihail Florin Gavrilă **c/o Agent:** Mr Safdar Hussain Arcadia Designs Group Ltd 36 Loxwood Lower Earley Reading RG6 5QZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
FAC

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 17th June 2026 **Appn No.:** 26/01459
Type: Advertisement
Proposal: Consent to display 1no. non illuminated fascia sign.
Location: **Bank House The Green Datchet Slough SL3 9JH**
Applicant: Mr Mihail Florin Gavrilă **c/o Agent:** Mr Safdar Hussain Arcadia Designs Group Ltd 36 Loxwood Lower Earley Reading RG6 5QZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 September 2026
FAC

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 9th July 2026 **Appn No.:** 26/01615
Type: Certificate of Lawful Use
Proposal: Certificate of lawfulness to determine whether the existing units 'JKL' (use class B8) used for storage and distribution; unit 'AB' (use class B8) used for hiring, maintaining, and cleaning concrete screed and machinery and 'storage yard 2' (use class B8) used for the storage of scaffolding is lawful.
Location: **Riding Court Farm Riding Court Riding Court Road Datchet Slough SL3 9JT**
Applicant: Mr RG Barker **c/o Agent:** Ms Olivia Smith PJSA The Old Place Lock Path Dorney Windsor SL4 6QQ
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 28 August 2026
FAC

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 14th July 2026 **Appn No.:** 26/01674
Type: Full
Proposal: Detached annexe to be used ancillary to the main dwelling.
Location: **50 Welley Road Wraysbury Staines TW19 5DJ**
Applicant: Simon And Joanne Olliffe **c/o Agent:** Mrs Giovanna Daldello 30 St Vincent Road Twickenham TW2 7HJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2026
FAC

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 10th July 2026 **Appn No.:** 26/01691
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Materials) of planning permission 25/02827/FULL (Allowed on Appeal) and 26/01595/VAR for the Relocation of front entrance door, single storey rear extension, single storey side extension, front gable feature, replacement roof, raising of eaves and ridge, 1no. front dormer, 1no. side dormer, 1no. side/rear dormer, new chimneys and carport and alterations to external finishes following demolition of existing elements.
Location: **3 Elm Croft Datchet Slough SL3 9DS**
Applicant: Mr And Mrs Aimee And Ian Woodley **c/o Agent:** Ellen Cullen Fluent ADS Ltd Elmbrook House 18-19 Station Road Sunbury On Thames TW16 6SB
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 August 2026

ZP

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 27th July 2026 **Appn No.:** 26/01846
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 4.00m in depth, 3.20m high with an eaves height of 3.00m.
Location: **24 New Road Datchet Slough SL3 9JB**
Applicant: Mr Monir Limer **c/o Agent:** Mr Quadri Oyetunde 2 Isabella Walk Newham London E16 2SL
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 28 August 2026

DBL

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 3rd August 2026 **Appn No.:** 26/01895
Type: Discharge of Condition
Proposal: Details required by Condition (3) (bat licence) of planning permission (23/02608/FULL) for a (roof extension at first floor to provide additional habitable accommodation).
Location: **Woollacombe Southlea Road Datchet Slough SL3 9DB**
Applicant: Mr Saad Naji **c/o Agent:** Mr Sukhdeep Singh Jhooti Get Planning Permission Done Ltd 5 Ashton Gardens Hounslow Middlesex TW4 7BU
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 1 September 2026

AI

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 21st July 2026 **Appn No.:** 26/01556
Type: Full
Proposal: Roof works to include the following replacements to the existing roof: roof tiles, 4no. dormer lead roof coverings, timber facing boards, fascia and soffits, rainwater goods and 1no. chimney pot for 1- 5 and 12 -13 Wiggington House.
Location: **Wiggington House High Street Eton Windsor**
Applicant: Mr Sayfur Rahman **c/o Agent:** Miss Ellie Keatch Faithorn Farrell Timms LLP Central Court 1B Knoll Rise Orpington BR6 0JA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026

BF

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 21st July 2026 **Appn No.:** 26/01557
Type: Listed Building Consent
Proposal: Consent for roof works to include the following replacements to the existing roof: roof tiles, 4no. dormer lead roof coverings, timber facing boards, fascia and soffits, rainwater goods and 1no. chimney pot for 1- 5 and 12 -13 Wiggington House.
Location: **Wiggington House High Street Eton Windsor**
Applicant: Mr Sayfur Rahman **c/o Agent:** Miss Ellie Keattch Faithorn Farrell Timms LLP Central Court 1B Knoll Rise Orpington BR6 0JA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
 BF

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 21st July 2026 **Appn No.:** 26/01558
Type: Full
Proposal: Replacement of the tiled roof covering, soffit, fascia and associated rainwater goods at 6-11 and 14-17 Wiggington House
Location: **Wiggington House High Street Eton Windsor**
Applicant: Mr Sayfur Rahman **c/o Agent:** Miss Ellie Keattch Faithorn Farrell Timms LLP Central Court 1B Knoll Rise Orpington BR6 0JA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
 BF

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 31st July 2026 **Appn No.:** 26/01886
Type: Works To Trees In Conservation Area
Proposal: (T1) London plane - Crown raise to 2.5 metres from ground level.
Location: **Atherton Court Meadow Lane Eton Windsor**
Applicant: Mr Hayman **c/o Agent:** Mr Andrew Tomasso Alpine Tree Surgeons Ltd Long Barn Ham Barn Farm Farnham Road LISS GU33 6LB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2026
 HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 6th August 2026 **Appn No.:** 26/01943
Type: Works To Trees In Conservation Area
Proposal: (T1) Bay - Crown reduce by 0.5m leaving a final height of 5m and spread of 6m.
Location: **36 Frances Road Windsor SL4 3AH**
Applicant: Mrs Finke **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:** 3 September 2026
 HL

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 3rd March 2026 **Appn No.:** 26/00501
Type: Cert of Lawfulness of Proposed Use
Proposal: Certificate of lawfulness to determine whether the proposed use of the dwelling as a small childrens home for up to two children and two carers is lawful.
Location: **143 Cookham Road Maidenhead SL6 7EU**
Applicant: Marie-Louise Shepherd
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 2 September 2026
 ZP

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 3rd March 2026 **Appn No.:** 26/00404
Type: Full
Proposal: Change of use of the 4no. existing barns from equestrian to a mixed use of storage, workshop and office facilities (sui generis use) and Barn 1 - new first floor, external fire escape staircase; Barn 2 - new first floor; Barn 3 - new first floor; Barn 4 - new wall to the front elevation and alterations to the external finish and fenestration.
Location: **Blueys Farm Twyford Road Waltham St Lawrence Reading RG10 0HE**
Applicant: Mr B Rothwell **c/o Agent:** Christina Salmon The Rural Planning Practice Ewe Pens Farm The Park Cirencester GL7 6LX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
SRD

Ward: Hurley And Walthams
Parish: Shottesbrooke Parish
Appn. Date: 8th June 2026 **Appn No.:** 26/01384
Type: Full
Proposal: Single storey side extension
Location: **Stoney Vere Farm House Butchers Lane White Waltham Maidenhead SL6 3SD**
Applicant: Mr B Smith **c/o Agent:** Mr Tom Mcardle PSK Rural Limited The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 August 2026
DJ

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 7th July 2026 **Appn No.:** 26/01434
Type: Full
Proposal: Single storey front extension following demolition of existing conservatory.
Location: **4 Beenhams Farm Cottages Beenhams Heath Shurlock Row Reading RG10 0QB**
Applicant: Mr Cook **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 September 2026
DJ

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 6th July 2026 **Appn No.:** 26/01638
Type: Discharge of Condition
Proposal: Details required by Condition, for all phases unless stated, Condition (2) (materials sample board), (3) (tree protection), (4) (electric vehicle charging details), (5) (hard and soft landscaping scheme), (6) (Ecological Mitigation Scheme and updated Biodiversity Net Gain Assessment), Partial Discharge of (7) Part A, (Biodiversity Gain Plan) and Part B (Habitat Management and monitoring plan) only, (8) (construction environmental management plan), (9) (biodiversity enhancements), partial discharge of 11 (Energy and sustainability statement) second part only, (12) (surface water drainage system), (14) (flood warning and evacuation plan), (15) (drainage network upgrades), partial discharge of (16) (archaeological work) written scheme of investigation only, (18) (certificate from the Delivery Partner), (20) (bicycle storage facilities), (23) (Site specific Construction Environmental Management Plan) partial discharge in relation to phase 1 only, (24) (delivery and servicing plan), (25) (car park management plan) of planning permission (26/00128/FULL) for a (Phased development of the site, comprising construction of padel tennis and pickleball courts (Phase 1); construction of a putting course (Phase 2); and demolition of existing marquee to the rear of the clubhouse and replacement with new extension and construction of a simulator building (Phase 3); together with car parking alterations and hard and soft landscaping.
Location: **Billingbear Park Golf Club The Straight Mile Wokingham RG40 5SJ**
Applicant: Billingbear Park Golf Course **c/o Agent:** Mr Alex Chapman Lewandowski Architects Ltd Brocas House 102A High Street Eton Windsor Berkshire SL4 6AF
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 August 2026
NYW

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 3rd August 2026 **Appn No.:** 26/01643
Type: Works To Trees Covered by TPO
Proposal: Please see Tree Safety Report. (001/2010/TPO).
Location: **Woolley Hall Mawson Avenue Littlewick Green Maidenhead SL6 3DX**
Applicant: Woolley Hall Residents **c/o Agent:** Mrs Hannah Williams Heights Tree Care Mayfield
 Hazelmoor Lane Gallowstree Common RG4 9DJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
 HL

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 29th July 2026 **Appn No.:** 26/01794
Type: Works To Trees Covered by TPO
Proposal: (T1) Beech - Fell. (001/2010/TPO).
Location: **Dower House Mawson Avenue Littlewick Green Maidenhead SL6 3DX**
Applicant: Mr And Mrs Kinsey **c/o Agent:** Mrs Hannah Williams Heights Tree Care Mayfield Hazelmoor
 Lane Gallowstree Common RG4 9DJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 1 September 2026
 AYB

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 4th August 2026 **Appn No.:** 26/01880
Type: Works To Trees In Conservation Area
Proposal: 1no. Magnolia - Crown reduction by 30% as per photograph.
Location: **Littlewick Cottage Coronation Road Littlewick Green Maidenhead SL6 3RA**
Applicant: Mr James Hamilton
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
 HL

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 6th August 2026 **Appn No.:** 26/01891
Type: Works To Trees In Conservation Area
Proposal: T1 Horse chestnut - Fell.
Location: **House Redroofs School School Lane Littlewick Green Maidenhead SL6 3QY**
Applicant: Mr Jason Cook **c/o Agent:** Mr Jason Cook Arborea Tree Surgery Lake End Farm 1 Ashford
 Lane Dorney Windsor SL46QU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 3 September 2026
 HL

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 19th March 2025 **Appn No.:** 25/00668
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 15 to substitute those plans approved under
 23/00279/FULL for 4 no. flats with associated parking, cycle and refuse storage and new
 access following the demolition of the existing dwelling with amended plans.
Location: **59 Norden Road Maidenhead SL6 4AZ**
Applicant: Mr R And J Dhillon **c/o Agent:** Chris Palomba JSA Architects Ltd Middle Shop Waltham Road
 Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 September 2026
 DAB

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 3rd July 2026 **Appn No.:** 26/01630
Type: Discharge of Condition
Proposal: Details required by Condition 8 (Biodiversity Gain Plan); Condition 9 (Biodiversity Enhancements); Condition 13 (Air Sourced Heat Pump) and Condition 14 (Details of PV Panels) of planning permission 25/01718/FULL for a change of use from church to 1no. residential dwelling, 2no. side dormers to create accommodation within the roofspace, new flat roof to rear element, 1no. new Bike store, hardstanding, landscaping and alterations to fenestration and external finishes, following part demolition of existing rear element and front boundary wall.
Location: **Old Windsor Methodist Church St Lukes Road Old Windsor Windsor SL4 2QL**
Applicant: Mr Stephen Green **c/o Agent:** Mr Shailender Nagpal Design And Plan Consultants Ltd 93 Cotmandene Crescent Orpington BR5 2RA
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 28 August 2026

DZC

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 9th July 2026 **Appn No.:** 26/01640
Type: Full
Proposal: New hardstanding and drop kerb.
Location: **79 Kingsbury Drive Old Windsor Windsor SL4 2NH**
Applicant: Mrs Daljeet Kaur Pall **c/o Agent:** Mr Gulraiz Ghafoor GG Architecture Limited 40 Thorncliffe Road London UB2 5RQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 September 2026

SD

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 16th July 2026 **Appn No.:** 26/01747
Type: Full
Proposal: Single storey rear extension.
Location: **52 Victor Road Windsor SL4 3JU**
Applicant: Mr And Mrs M Fenlon **c/o Agent:** David Herbert David Herbert Architects 24-28 St Leonards Road Windsor SL4 3BB
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 1 September 2026

DBL

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 29th June 2026 **Appn No.:** 26/01421
Type: Full
Proposal: Single storey extension to south facing elevation.
Location: **Flat 1 Larchwood Lodge Larch Avenue Ascot SL5 0AR**
Applicant: Mr Charanjeev Bamrah
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 2 September 2026

SD

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 8th May 2026
Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of planning permission 20/03508/OUT as amended by 26/00842/NMA to allow for the alteration of the List of approved drawings condition (3), as well as documents associated with condition 9 (Surface water drainage scheme), 12 (Air quality report) 16 (Retail units/use class) and 19 (Acoustic measures).
Location: **106 - 114 High Street Maidenhead**
Applicant: Mr James Griffiths
Decision Type: Delegated
Decision: Application Permitted
Date of Decision: 2 September 2026

ME

Appeal Decision Report

Weekly List - 1 September 2026

Appeal Ref.:	25/60073/ENF	Enforcement Ref.:	24/50180/ENF	Plns Ref.:	APP/T0355/C/25/3369085
Appellant:	Sean Doyle c/o Agent: Mr Tom Mcardle Pike, Smith And Kemp Rural The Old Dairy, Hyde Farm Maidenhead Berkshire SL6 6PQ				
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 material change of the use of the land to a caravan site for the stationing of a caravan (mobile home) for residential purposes; with associated hardsurface.				
Location:	Land To The Side of 16 Halfway Houses Maidenhead Road Maidenhead SL6 6PP				
Appeal Decision:	Dismissed	Decision Date:	10 August 2026		
Main Issue:	The Inspector concluded the following Grounds(b) and (c): There has been a material change in the character of the use of that land by the stationing of the caravan that has been used and is for the purposes of human habitation. Ground (d) There is no substance whatsoever to this ground of appeal. No case is presented that the caravan has been present for the required immunity period which on the evidence is patently incorrect. Ground (f) Reading the enforcement notice as a whole it appears that its purpose is to remedy the breach of planning control by requiring cessation of the use of the land as a caravan site, removal of the caravan from the land and removal of the hard surfacing from the land. In other words, the notice requires nothing less than a full remedy of the alleged breach. Ground (a) I accept that the development is likely to provide one affordable home, make some effective use of PDL and is located in a relatively sustainable location some 200m north of Maidenhead and 400m south of Cookham. However, a key NPPF policy in this case relates to securing well-designed places such as paragraph 135 described above, the aims of which the development signally fails to deliver. As a result, the adverse impacts of granting permission would significantly and demonstrably outweigh these benefits of the development, when assessed against the NPPF taken as a whole. The material considerations derived from the housing shortfall do not therefore justify departing from the development plan.				

Appeal Ref.:	26/60003/REF	Planning Ref.:	25/01325/LBC	Plns Ref.:	6003155
Appellant:	Mr P. Rodger c/o Agent: Mr Peter Hadley Robinson Escott Planning Downe House 303 High Street Orpington BR6 0NN				
Decision Type:	Delegated	Officer Recommendation:	Refuse		
Description:	Consent for conversion of public house and adjoining barn to residential use, part demolition/reconstruction and recladding/re-roofing of single storey modern extensions, alterations to fenestration, alterations to internal partitions, landscaping, general refurbishment and redecoration.				
Location:	Bridge House Public House Paley Street Maidenhead SL6 3JS				
Appeal Decision:	Allowed	Decision Date:	16 July 2026		
Main Issue:					

Appeal Ref.: 26/60004/REF **Planning Ref.:** 25/01324/FULL **Plns Ref.:** 6003154
Appellant: Mr P. Rodger **c/o Agent:** Mr Peter Hadley Robinson Escott Planning Downe House
303 High Street Orpington BR6 0NN
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Conversion of public house and adjoining barn to residential use, part
demolition/reconstruction and recladding/re-roofing of single storey modern
extensions, alterations to fenestration and associated landscaping.
Location: **Bridge House Public House Paley Street Maidenhead SL6 3JS**
Appeal Decision: Dismissed **Decision Date:** 16 July 2026

Main Issue:

Appeal Ref.: 26/60027/REF **Planning Ref.:** 25/02328/FULL **Plns Ref.:** 6005227
Appellant: Mr Paramjeet Gill 6A Florence Avenue Maidenhead SL6 8SJ **c/o Agent:** Mr. Mumtaz
Alam
Decision Type: Committee **Officer Recommendation:** Refuse
Description: 1no. one-bedroom Passivhaus dwelling with solar panels new hardstanding and
relocation of the existing drop kerb following the demolition of the existing
outbuilding.
Location: **Land At 6 And 8 Florence Avenue Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 28 July 2026

Main Issue: The main issue was flood risk. The appeal was a resubmission of an application (ref. 25/01110/FULL) that was refused on flood risk grounds. The appeal was accompanied by the same Sequential Test (ST) that was previously refused by officers and the committee under application ref. 25/01110/FULL, and had not been adjusted to reflect the changes to the PPG in September 2025. The Inspector found that the ST did not adequately explain why some sites were discounted, with the Inspector also noting that the Council highlighted approvals for similar development in Maidenhead outside FZ2 and 3 within the last 12 months. The Inspector also noted that no discussion was held with the LPA in identifying the search area for the ST following the refusal of application ref. 25/01110/FULL and the changes to the PPG. The fallback put forward by the appellant in the form of a refused Certificate of Lawfulness (Proposed Development) application (ref. 25/03297/CPD) for an outbuilding was afforded limited weight, noting that planning permission would still be required for the conversion of any approved Class E outbuilding to residential use. The EA objection also remained on the appeal, with the flood risk assessment failing to properly assess floodplain storage compensation, demonstrating the development will not increase flood risk elsewhere. The Inspector considered that while the proposal would minimise energy and water use, and carbon emissions would be in line with Passivhaus standard, these factors are not sufficient to persuade that the development should be permitted contrary to the conflict with the development plan in respect of flood risk.

Appeal Ref.: 26/60029/REF **Planning Ref.:** 25/01840/FULL **Plns Ref.:** 6005399
Appellant: Ms Jenny Hopgood **c/o Agent:** Tony White White Planning Wey Bank Alton Road
Farnham GU10 5EL
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Change of use of the land to provide 4no. detached residential dwelling with cycle
and refuse storage following the demolition of the existing buildings.
Location: **Land South of Garden Cottage Fifield Road Fifield Maidenhead**
Appeal Decision: Allowed **Decision Date:** 15 July 2026

Main Issue:

Appeal Ref.: 26/60036/REF **Planning Ref.:** 25/02961/PIP **Plns Ref.:** 6007540
Appellant: Mr And Mrs M And S Collins **c/o Agent:** Mr Adam Constantinou Woolf Bond
 Planning Ltd The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: 1no. self build dwelling following the removal of the existing tennis court.
Location: **Land At Foxley Orchard Ascot Road Holyport Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 14 July 2026

Main Issue:

Appeal Ref.: 26/60042/REF **Planning Ref.:** 25/02897/CLAS SR **Plns Ref.:** 6007938
Appellant: Mr Jerome Challen **c/o Agent:** Mrs Emily Temple ET Planning 200 Dukes Ride
 Crowthorne RG45 6DS
Decision Type: Delegated **Officer Recommendation:** Prior Approval Required and Refused
Description: Change of use of the existing agricultural buildings into a flexible commercial use (Class E(d)).
Location: **Challen's Chickens Land Adjacent Honey House Winter Hill Road Cookham Maidenhead SL6 6PJ**
Appeal Decision: Dismissed **Decision Date:** 29 July 2026
Main Issue: The proposal would result in an increase in the number of users at risk were a severe rainfall event to occur, both in terms of those using the buildings subject to the proposed change of use as well as those accessing and egressing the site. In such circumstances, and in the absence of a mechanism for surface water to be safely drained, the Inspector was not satisfied that in severe rainfall events such users would not be placed at unacceptable risk, nor that safe access and egress could be achieved. The proposed hardstanding falls outside the scope of consideration as to whether the proposal constitutes permitted development and the development would not comply with any of the limitations set out under R.1 of Schedule 2 Part 3, Class R of the Order.

Appeal Ref.: 26/60043/REF **Planning Ref.:** 25/03139/FULL **Plns Ref.:** 6008433
Appellant: Mr M Moore **c/o Agent:** Mr Jake Collinge JCPC Ltd 4 Hawthorn Avenue Thame
 Oxon OX9 2AS
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Conversion, alteration and change of use of existing garages to Class E(a)
Location: **Jones House High Street Bray Maidenhead SL6 2AH**
Appeal Decision: Dismissed **Decision Date:** 28 July 2026
Main Issue: In conclusion, the proposed development would have an unacceptable effect on flood risk against BLP Policy NR1 and highway safety, with particular regard to the provision of parking. It conflicts with BLP Policy IF2, which requires, amongst other things, the provision of vehicle parking in accordance with standards with consideration also given to any potential impacts associated with overspill parking in the local area. Heritage impact was considered as neutral.

Appeal Ref.: 26/60053/REF **Planning Ref.:** 25/02747/FULL **Plns Ref.:** 6008948
Appellant: Mr Thomas Nicolas 9 Balmoral Maidenhead Berkshire SL66SU
Decision Type: Committee **Officer Recommendation:** Refuse
Description: 1no. detached self build dwelling, solar panels, air source heat pump, EV charging point, pergola, bin and cycle storage, landscaping and hardstanding
Location: **Land To The North of Stubbings Farm Cottages Burchetts Green Road Burchetts Green Maidenhead**
Appeal Decision: Dismissed **Decision Date:** 27 July 2026
Main Issue: The development was not found to meet any of the exceptions set out in paragraph 154 of the NPPF (2024) by the Inspector, such exceptions were not pursued by the appellant, who opted to pursue the development under paragraph 155 of the NPPF (2024). The Inspector found that the site and development met 155(a), (b), and (d). In considering 155(c), the Inspector found that occupants of the proposed dwelling would be heavily reliant on private motor vehicles to access a wide range of services and facilities on a regular basis. The Inspector found that the occupants would not be afforded a genuine choice of transport modes and ensure that safe and suitable access to the site can be achieved for all users, as required by paragraph 115 of the NPPF (2024). Significant weight is afforded to the moderate benefit of one SBCH dwelling. On sustainability, the Inspector found no reason to disagree with the Council that the matter was suitably addressed through a UU to secure the shortfall contribution.

Appeal Ref.: 26/60063/REF **Planning Ref.:** 26/00815/FULL **Plns Ref.:** 6012380
Appellant: Mr Martin Wills Charbon House 185A Courthouse Road Maidenhead SL6 6HX
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: 2 no. east facing dormers and removal of existing PV panels
Location: **Charbon House 185A Courthouse Road Maidenhead SL6 6HX**
Appeal Decision: Allowed **Decision Date:** 27 August 2026
Main Issue: The proposed development, by reason of its design, bulk and scale, would result in an unsympathetic development which would harm the appearance of the building and would fail to contribute positively to the character of the area.
