Planning Applications Decided

Week Ending - 20 November 2026

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 22nd July 2026 **Appn No.:** 26/01733
Type: Full
Proposal: Part single, part two-storey rear extension and alterations to fenestration following the demolition of existing elements.
Location: **Cloudsley High Street Ascot SL5 7HP**
Applicant: Mr Robert Hope
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
DBL

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 22nd September 2026 **Appn No.:** 26/02329
Type: Full
Proposal: Part single part first floor side/rear extension with undercroft and a new front canopy and a single storey rear extension.
Location: **Woodhaven 8 Dawnay Close Ascot SL5 7PQ**
Applicant: Ms Ola Barreto-Morley
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 19 November 2026
DBL

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 4th November 2026 **Appn No.:** 26/02646
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension with 3no. rooflights and alterations to fenestration are lawful.
Location: **52 Audley Way Ascot SL5 8EF**
Applicant: Mr Gareth Jones **c/o Agent:** Mr Conor Elliott-Walker Jack Surveyors 50 Butler Ride Bracknell RG12 8DA
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 19 November 2026
FAC

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 4th September 2026 **Appn No.:** 26/02190
Type: Full
Proposal: Single storey rear infill extension with internal floor to be levelled
Location: **18 Wellington Road Maidenhead SL6 6DQ**
Applicant: Chelsea Abraham **c/o Agent:** Miss Mackenzie Petcher Freedom Homes Architects 85 Uxbridge Road Ealing Cross London W5 5BW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
MZW

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Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 29th September 2026 **Appn No.:** 26/02169
Type: Full
Proposal: Single storey side/rear extension and alterations to fenestration.
Location: **41 Lesters Road Cookham Maidenhead SL6 9LR**
Applicant: Jade Jones **c/o Agent:** Mr Dean Luxton Delux Designs 20 Gale Gardens Hayley Green Bracknell Berkshire RG42 6FL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
MZW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 2nd October 2026 **Appn No.:** 26/02339
Type: Works To Trees In Conservation Area
Proposal: (T1) Holly (at gateway entrance) - Reduce (as shown in photograph) (T2) Yew - Reduce (as shown in photograph).
Location: **Quarry Edge Cookham Dean Common Cookham Maidenhead SL6 9NZ**
Applicant: Geoff Cook **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:** 18 November 2026
HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 30th September 2026 **Appn No.:** 26/02398
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Bat licence) of planning permission 24/02471/FULL for the Creation of a basement, new front entrance porch, 2no. two storey front extensions with bay windows, replacement two storey side extension with courtyard infill, single storey rear extension with canopy, new rear entrance canopy, alterations to the external finish and fenestration, new steps, enlargement of the existing raised terrace, widening of the existing vehicular entrance, new front boundary treatment and gates and a new swimming pool.
Location: **Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA**
Applicant: Mr And Mrs Lewis **c/o Agent:** Mr Simon Sharp The John Phillips Planning Consultancy JPPC, Bagley Croft Hinksey Hill Oxford OX1 5BD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 17 November 2026
CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 7th October 2026 **Appn No.:** 26/02454
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Biodiversity Enhancements) of planning permission 24/02471/FULL for the Creation of a basement, new front entrance porch, 2no. two storey front extensions with bay windows, replacement two storey side extension with courtyard infill, single storey rear extension with canopy, new rear entrance canopy, alterations to the external finish and fenestration, new steps, enlargement of the existing raised terrace, widening of the existing vehicular entrance, new front boundary treatment and gates and a new swimming pool.
Location: **Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA**
Applicant: Mr And Mrs Lewis **c/o Agent:** Mr Simon Sharp The John Phillips Planning Consultancy JPPC Bagley Croft Hinksey Hill Oxford OX1 5BD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 18 November 2026
CZB

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Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 7th October 2026 **Appn No.:** 26/02455
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Ecology) of listed building consent 26/01697/LBC for roof repairs including renewal of the lead coverings to Roofs O1, O2 and O3, replacement of the modern Roof M with a new lead roof, localised repairs to other lead and felt roofs, and replacement of defective clay roof tiles. Localised repairs to masonry, windows, joinery, rainwater goods and soil pipes. Replacement of the external fire escape stair and installation of new roof access hatches and permanent mansafe systems to facilitate future inspection and maintenance.
Location: **Bisham Abbey Bisham Village Marlow Road Bisham Marlow SL7 1RR**
Applicant: Mr McCabe **c/o Agent:** Zanna Krzyzanowska Martin Ashley Architects 745 Regal House 70 London Road Twickenham TW1 3QS
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 17 November 2026
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 15th October 2026 **Appn No.:** 26/02475
Type: Works To Trees Covered by TPO
Proposal: (Mature Malus) x 4 and (Maiden Malus) x 21 - 20% - 30% crown thinning and a 1.5m crown reduction (014/2025/TPO).
Location: **The Odney Club Odney Lane Cookham Maidenhead SL6 9SR**
Applicant: Mr Rob Mills
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 16th October 2026 **Appn No.:** 26/02481
Type: Works To Trees Covered by TPO
Proposal: (Morus) x 3 - Crown lift to give 3m clearance over the lawn. (014/2025/TPO).
Location: **The Odney Club Odney Lane Cookham Maidenhead SL6 9SR**
Applicant: Mr Rob Mills
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 November 2026
HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 15th October 2026 **Appn No.:** 26/02482
Type: Works To Trees Covered by TPO
Proposal: (Malus) x 3 - 20% - 30% crown thinning and a 1.5m crown reduction (014/2025/TPO).
Location: **The Odney Club Odney Lane Cookham Maidenhead SL6 9SR**
Applicant: Mr Rob Mills
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 16th October 2026 **Appn No.:** 26/02484
Type: Works To Trees Covered by TPO
Proposal: (Prunus) x 9 - crown lift to give 3m clearance over the lawn. (014/2025/TPO).
Location: **The Odney Club Odney Lane Cookham Maidenhead SL6 9SR**
Applicant: Mr Rob Mills
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 November 2026
HL

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Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 14th October 2026 **Appn No.:** 26/02487
Type: Permitted Development Extended
Proposal: Single storey side/rear extension no greater than 4.54m in depth, 3.23m high with an eaves height of 2.78m.
Location: **1 Cross Road Cottages Henley Road Maidenhead SL6 6QW**
Applicant: Mrs Francesca Vasis
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 17 November 2026
CZB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 22nd October 2026 **Appn No.:** 26/02583
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials) of planning permission 23/03153/FULL for a part garage conversion, single storey side/rear extension and alterations to the external finish and fenestration following the demolition of the existing conservatory.
Location: **2 Orchard Gardens Sutton Road Cookham Maidenhead SL6 9QP**
Applicant: Ms Ann King
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 17 November 2026
DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 5th March 2026 **Appn No.:** 26/00559
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligations under Schedule 4, Clauses 2.1 & 2.2 (Energy Statement) of the S106 Agreement in regards to planning permission 24/02036/FULL.
Location: **Braywick House 14 Windsor Road Maidenhead SL6 1DN**
Applicant: Ms Joanne Binfield
Decision Type:
Decision: Permitted with Conditions **Date of Decision:** 20 November 2026
RXH

Ward: Bray
Parish: Bray Parish
Appn. Date: 7th September 2026 **Appn No.:** 26/02106
Type: Full
Proposal: Single storey front extension with first floor balcony over entrance porch, alterations to fenestration and external finish following demolition of existing elements
Location: **Meadow View Oakley Green Road Oakley Green Windsor SL4 4QF**
Applicant: Mr Jonathan Barber **c/o Agent:** Mr Trevor Roche 155 Stoughton Road Guildford Surrey GU1 1LQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
RVS

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Ward: Bray
Parish: Bray Parish
Appn. Date: 27th August 2026 **Appn No.:** 26/02133
Type: Discharge of Condition
Proposal: Details required by Condition 2 (windows doors), 3 (stonework repairs), 4 (steelwork repairs), 5 (rainwater goods) of planning permission 25/01527/FULL for External alterations to the Walled Garden Building comprising the replacement of some windows and doors, new external light fittings, new timber enclosure to condenser units, repair and restoration works to the building, alongside making good and associated works throughout.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Raveen Vinyl Space Limited **c/o Agent:** Mrs Raveen Bhamra Firstplan Ltd Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 18 November 2026
DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 11th September 2026 **Appn No.:** 26/02167
Type: Full
Proposal: Part two storey part first floor front/side extension following demolition of existing elements.
Location: **Manor Farm Sturt Green Holyport Maidenhead SL6 2JF**
Applicant: Mr And Mrs S And K Black **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 11th September 2026 **Appn No.:** 26/02248
Type: Discharge of Condition
Proposal: Details required by Condition 2 (new doors and windows), 3 (extract flues and vents) of planning permission 24/02972/FULL for an external fire escape staircase to the west elevation, 2no. replacement louvres and 1no. roof vent; alterations to the external finish and fenestration following the removal of the existing plant equipment to provide changing and showering facilities to the existing detached outbuilding ancillary to the main hotel.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Vinyl Space Limited **c/o Agent:** Mrs Raveen Bhamra Firstplan Ltd Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 16 November 2026
DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 11th September 2026 **Appn No.:** 26/02249
Type: Discharge of Condition
Proposal: Details required by Condition 2 (new doors and windows), Condition 3 (internal finishes) Condition 4 (fire proofing provisions) and Condition 5 (extract flues and vents) of listed building consent 24/02973/LBC for Consent for an external fire escape staircase to the west elevation, 2no. replacement louvres and 1no. roof vent, repair, alterations to the external finish and fenestration and internal alterations to the ground and first floor following the removal of the existing plant equipment to provide changing and showering facilities to the existing outbuilding ancillary to the main hotel.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Vinyl Space Limited **c/o Agent:** Mrs Raveen Bhamra Firstplan Ltd Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 16 November 2026
DPK

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Ward: Bray
Parish: Bray Parish
Appn. Date: 25th September 2026 **Appn No.:** 26/02259
Type: Full
Proposal: Demolition of an existing barn and the construction of a replacement barn.
Location: **Manor Farm Sturt Green Holyport Maidenhead SL6 2JF**
Applicant: Mr And Mrs S And K Black **c/o Agent:** Frances Pullan JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
SCS

Ward: Bray
Parish: Bray Parish
Appn. Date: 5th October 2026 **Appn No.:** 26/02423
Type: Discharge of Condition
Proposal: Details required by Condition 6 (Invasive species) 7 (Reasonable Avoidance Method Statement) 8 (Biodiversity Enhancements) of Planning permission 25/00657/FULL for the installation of 4no. padel courts with enclosure, 2no. pickleball courts, and associated landscaping works.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Vinyl Space Limited **c/o Agent:** Mrs Raveen Bhamra Firstplan Ltd Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 19 November 2026
DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 5th October 2026 **Appn No.:** 26/02424
Type: Discharge of Condition
Proposal: Details required by Condition 4 (Invasive Non-Native Species Protocol); Condition 5 (Biodiversity Enhancements) and Condition 6 (Reasonable Avoidance Method Statement) of planning permission 25/00410/FULL for an outdoor swimming pool within the walled garden and associated landscaping.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Vinyl Space Limited **c/o Agent:** Mrs Raveen Bhamra Firstplan Ltd Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 19 November 2026
DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 20th October 2026 **Appn No.:** 26/02563
Type: Works To Trees In Conservation Area
Proposal: 2 x Lawson cypress - Fell and replace. 1 x Magnolia - Fell and replace
Location: **Delmere Moneyrow Green Holyport Maidenhead SL6 2NA**
Applicant: Penny Dmoch
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
HL

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Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 31st July 2026 **Appn No.:** 26/01834
Type: Works To Trees Covered by TPO
Proposal: (T1) Beech - prune to provide up to a maximum of 3m clearance to building; (T2) Yews x 2 - trim regrowth leaving a finished height of approximately 6m and a width of 3m; (T3) Monterey Cypress - crown reduce by 3m by cutting back to secondary branches, leaving a final height of 20m and spread of 8m; (T4) Oak - prune to provide up to a maximum of 3m clearance to the building; (T5 - T6) Monterey Cypress - crown reduce by 4m by cutting back to secondary branches, leaving a final height of 20m and spread of 8m. (012/1989/TPO).
Location: **4 Hamilton Park Maidenhead SL6 4TB**
Applicant: Mrs Thomas **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:** 13 November 2026
DXS

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 26th August 2026 **Appn No.:** 26/02104
Type: Full
Proposal: Part single part two storey side/rear extension following demolition of existing garage and summer room.
Location: **133 Maidenhead Road Windsor SL4 5EZ**
Applicant: Mr And Mrs E Horler **c/o Agent:** Mr Robert Williams Williams Design & Development Ltd 4 St Johns Drive Windsor SL4 3RA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
DBL

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 8th September 2026 **Appn No.:** 26/02210
Type: Discharge of Condition
Proposal: Details required by Condition 20 (ASHP and PV panels)(partial discharge), 26 (Access)(partial discharge), 27 (Parking)(partial discharge) and 28 (Cycle parking)(partial discharge) of planning permission 25/00734/VAR for a Variation (under Section 73) of condition 19 (Energy Statement) and 30 to substitute those plans approved under 23/01090/FULL for the Redevelopment of the site including the demolition of existing buildings, erection of x 413 dwellings (Use Class C3), community space (Use Class F2), cycle hub (Use Class F2), formation of new access from Smiths Lane, comprehensive hard and soft landscaping, car parking; drainage and flooding mitigation works, and associated infrastructure with amended plans.
Location: **Grasmere Broadleys Hale And Winwood And Land At Sawyers Close Windsor SL4 5HW**
Applicant: Mr Ben Hooper **c/o Agent:** Ben Hooper Hill Partnerships Ltd Suite A Windrush Court Abingdon Business Park Abingdon Oxfordshire OX14 1SY
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 16 November 2026
CZP

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 21st September 2026 **Appn No.:** 26/02315
Type: Full
Proposal: 1no. rear dormer and 2no. rooflights to facilitate a loft conversion.
Location: **102 Springfield Road Windsor SL4 3PS**
Applicant: Mr Richard Stabbins **c/o Agent:** Mr Philip Hurdwell PJH Design 41 Upcroft Windsor SL4 3NH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 November 2026
DBL

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Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 12th October 2026 **Appn No.:** 26/02486
Type: Discharge of Condition
Proposal: Details required by Condition 6 (biodiversity enhancements) of planning permission 26/01570/FULL for a single storey side/rear extension with accommodation within the roof space, hip to gable, 1no. front dormer, PV panels, 1no. flue, new gate and piers, hardstanding, widening of the existing dropped kerb and alterations to external finishes and fenestration following demolition of existing elements.
Location: **50 York Road Windsor SL4 3NY**
Applicant: Mr & Mrs Passmore **c/o Agent:** Mr David Brown David Brown Architecture Ltd 13 Bridge Fields Kegworth DE74 2FW
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 16 November 2026

AI

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 19th August 2026 **Appn No.:** 26/02048
Type: Full
Proposal: Installation of a storage container within the curtilage of Unit 1.
Location: **Ultra Cyber Limited Unit 1 Foundation Park Roxborough Way Maidenhead SL6 3UG**
Applicant: Ben Crocker **c/o Agent:** Homz Planning HOMZ UK 170 Kennington Lane London SE11 5DP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026

CZB

Ward: Datchet Horton And Wraysbury
Parish: Horton Parish
Appn. Date: 22nd September 2026 **Appn No.:** 26/01453
Type: Full
Proposal: Conversion of the existing dwelling into 4no. flats to include part single part two storey rear extension, loft conversion, 1no. rear Juliet balcony, bin storage, hardstanding and alterations to fenestration following demolition of existing elements.
Location: **Osmington Horton Road Horton Slough SL3 9NU**
Applicant: Mr J Patel **c/o Agent:** Mr Mushtaq Deshmukh The Architects Co. 14 Guildford Street Staines TW18 2EQ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 16 November 2026

BF

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 18th August 2026 **Appn No.:** 26/02040
Type: Discharge of Condition
Proposal: Details required by Condition 26 (Accessibility Standards) 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: Mr Paritosh Job **c/o Agent:** Mr Andre Guerra AAP Architecture Unit A Monument Business Centre Monument Way East Woking GU21 5LB
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 18 November 2026

CZP

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 15th September 2026 **Appn No.:** 26/02165
Type: Full
Proposal: Single storey front porch extension, extension to front roof overhang, single storey rear extension, garage conversion and alterations to fenestration.
Location: **9 Welley Road Wraysbury Staines TW19 5DL**
Applicant: Mr R Chopra **c/o Agent:** Mr R Dhingra Art Consultants (UK) Ltd 113 Long Lane Stanwell TW19 7AL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 November 2026
DBL

Ward: Datchet Horton And Wraysbury
Parish: Horton Parish
Appn. Date: 4th November 2026 **Appn No.:** 26/02676
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension, loft conversion and alterations to fenestration following the demolition of the existing conservatory are lawful.
Location: **Purbeck Bells Lane Horton Slough SL3 9PW**
Applicant: Mr Hira Zia **c/o Agent:** Faluck Patel 27 Priors Gardens Ruislip Middlesex HA4 6UG
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 19 November 2026
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 2nd September 2026 **Appn No.:** 26/01346
Type: Full
Proposal: Replacement shopfront, single storey side/rear extension, extraction unit to rear elevation, 1no. bin store and alterations to external finish.
Location: **Lebanese Village Windsor 41 Thames Street Windsor SL4 1PR**
Applicant: Hashim Hagila **c/o Agent:** Architecture And Interior Design Ltd 51 Coleshill Road Hodge Hill Birmingham B36 8DT
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 November 2026
DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 2nd September 2026 **Appn No.:** 26/01347
Type: Advertisement
Proposal: Consent to display 1no. non-illuminated fascia sign and 1no. non-illuminated projecting sign
Location: **Lebanese Village Windsor 41 Thames Street Windsor SL4 1PR**
Applicant: Hashim Hagila **c/o Agent:** Architecture And Interior Design Ltd 51Coleshill Road Hodge Hill Birmingham B36 8DT
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 November 2026
DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 27th August 2026 **Appn No.:** 26/01913
Type: Full
Proposal: Removal of existing garden fixtures and fittings and provision of replacement seating, entrance gate and front screening, planters. New ground surface with resin-bound gravel, decorative ceiling awning, new garden umbrellas and new escape stair screening fence.
Location: **Castle Hotel Windsor 18 High Street Windsor SL4 1LJ**
Applicant: Genesta Georgian LLP(Castle Hotel, Windsor) **c/o Agent:** Ms Hannah Bizoumis Chroma Planning And Development Limited 67 Harrow Road Bristol BS4 3NB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
FAC

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Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 27th August 2026 **Appn No.:** 26/01914
Type: Listed Building Consent
Proposal: Consent for replacement seating, entrance gate and front screening, planters. New ground surface with resin-bound gravel, decorative ceiling awning, new garden umbrellas and new escape stair screening fence.
Location: **Castle Hotel Windsor 18 High Street Windsor SL4 1LJ**
Applicant: Genesta Georgian LLP (Castle Hotel, Windsor) **c/o Agent:** Ms Hannah Bizoumis Chroma Planning And Development Limited 67 Harrow Road Bristol BS4 3NB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 27th August 2026 **Appn No.:** 26/02044
Type: Listed Building Consent
Proposal: Consent for new and replacement signage and external painting of the entrance doors and existing window frames.
Location: **Castle Hotel Windsor 18 High Street Windsor SL4 1LJ**
Applicant: Genesta Georgian LLP (Castle Hotel, Windsor) **c/o Agent:** Ms Hannah Bizoumis Chroma Planning And Development Limited 67 Harrow Road Bristol BS4 3NB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 11th September 2026 **Appn No.:** 26/02049
Type: Advertisement
Proposal: Consent for 18no. non illuminated wall mounted signs; 1no. non illuminated pole mounted sign; 1no. illuminated wall mounted sign; external lettering to the front elevation, 1no. externally illuminated projecting sign and 2no. non illuminated hanging signs and 2no. internally illuminated menu boxes.
Location: **Castle Hotel Windsor 18 High Street Windsor SL4 1LJ**
Applicant: Genesta Georgian LLP (Castle Hotel, Windsor) **c/o Agent:** Ms Hannah Bizoumis Chroma Planning And Development Limited 67 Harrow Road Bristol BS4 3NB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 9th September 2026 **Appn No.:** 26/02146
Type: Works To Trees In Conservation Area
Proposal: (A) London plane - crown lift over garden area to 3.6m from ground level; (B) Cypress - to be trimmed to shape, reduce in height to approximately 3.6m; (C) Pittosporum - reduce in height to approximately 2.1m from ground level leaving level hedge line and trim pavement side; (D) Maple - reduce in height to approximately 2.1m from ground level leaving level hedge line and trim pavement side; (E) Cherry - reduce in height to approximately 2.1m from ground level leaving level hedge line and trim pavement side; (F) Buddleia - reduce in height to approximately 2.1m from ground level leaving level hedge line and trim pavement side and (G) Cypress - reduce in height to approximately 2.1m from ground level leaving level hedge line and trim pavement side.
Location: **Joseph Charriott House Joseph Charriott Place And RBWM Car Park Windsor Library Bachelors Acre Windsor SL4 1ER**
Applicant: Mr Ken McNair
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
HL

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Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 16th October 2026 **Appn No.:** 26/02312
Type: Works To Trees In Conservation Area
Proposal: Lime x 1 - Laterally reduce branches by up to 2m which are encroaching on streetlight, up to a height of 3m above ground level, no change in height of 6m and width of approximately 5m. Beech x 2 - Reduce height by 1-2m and reduce laterals all around by 0.5m, no change in height of 6m and width of approximately 5m.
Location: **Princess Margaret Hospital 38 - 42 Osborne Road Windsor SL4 3SJ**
Applicant: Circle Health Ltd **c/o Agent:** Ground Control Ltd Kingfisher House Radford Way Billericay CM12 0EQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
HL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 22nd September 2026 **Appn No.:** 26/02326
Type: Discharge of Condition
Proposal: Details required by Condition 3 (gates/railings) of listed building consent 26/00823/LBC for a Consent for internal alterations including new partition walls, reception desk, relocate the mail area and counter height door, 2no. tea points. 1no. WC, external alterations to include repairs and adaptations to the main gate, 1no. secondary gate and security improvement to Upper School entrance.
Location: **Eton College Slough Road Eton Windsor**
Applicant: Ms Sami Brash **c/o Agent:** Ms Ellen McBride Martin Ashley Architects 745, 7th Floor, Regal House 70 London Road Twickenham London TW1 3QS
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 19 November 2026
TWH

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 14th October 2026 **Appn No.:** 26/02347
Type: Works To Trees In Conservation Area
Proposal: (G1) - Conifer - Reduce top and sides, leaving approximate height of 5.5m in height and lifted to 2.5m over walkway and 5.5m over roadway.
Location: **Princess Margaret Hospital 38 - 42 Osborne Road Windsor SL4 3SJ**
Applicant: Circle Health Group - 693027 **c/o Agent:** Laura Smith Kingfisher House Radford Way Billericay CM12 0EQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 November 2026
HL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 15th October 2026 **Appn No.:** 26/02522
Type: Works To Trees In Conservation Area
Proposal: 3 x Sycamore (Acer pseudoplatanus) - Crown lift lower branches to provide up to 6m clearance over the train station car park.
Location: **Jayflex Construction The Royal Waiting Room Datchet Road Windsor SL4 1QG**
Applicant: Mr Lewis Sapsed **c/o Agent:** Mr Lewis Sapsed Coombes Unit 6 New Buldings Farm Peterfield GU32 3PB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
HL

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Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 19th October 2026 **Appn No.:** 26/02541
Type: Works To Trees In Conservation Area
Proposal: (T1) Magnolia - Reduce height down by approximately 2m leaving 4.5m high and reduce lateral spread by 1.5m leaving a spread of 4m.
Location: **Brunswick Villa 24 Kings Road Windsor SL4 2AG**
Applicant: Mr Curran **c/o Agent:** Rebecca Watts R Watts & Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 November 2026
HL

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 26th October 2026 **Appn No.:** 26/02619
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Brick sample) and 4 (Mortar sample) of Listed Building Consent 26/00821/LBC for a Consent for works to No.1 Westons - Dismantling and rebuilding of gable wall on the south-side and at the north corner parapet in matching reclaimed bricks, and insertion of Helifix bars; Replacement of outer timber lintel above kitchen window with new oak lintel; Enlargement of hopper at the north corner parapet; Re-roofing works using existing and reclaimed roof tile to match, and replacement of leadwork. Consent for works to No. 2 Westons - Chimney lowered to mid-plinth level (retrospective) and rebuilt to former height.
Location: **Westons Yard Eton College Slough Road Eton Windsor SL4 6DB**
Applicant: Mr David Beaven **c/o Agent:** Matthew Lee SFK Consulting 2nd Floor, Trinity House 123 Winchester Road Chandler's Ford Hampshire SO532DR
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 16 November 2026
AI

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 24th August 2026 **Appn No.:** 26/02089
Type: Full
Proposal: Replacement outbuilding following the demolition of the existing outbuilding.
Location: **143 Cookham Road Maidenhead SL6 7EU**
Applicant: Mr Shepherd **c/o Agent:** Ashley Renton The Studio 5A Newhaven Enterprise Centre Denton Island Newhaven East Sussex BN9 9BA
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 November 2026
SCS

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 25th September 2026 **Appn No.:** 26/02173
Type: Full
Proposal: Enlargement of the existing shop with new flat roof over yard area and replacement fencing, following removal of existing elements
Location: **Best-one 130 Cookham Road Maidenhead SL6 7HR**
Applicant: Mr Mudasra Hussain **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 19 November 2026
MZV

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 8th September 2026 **Appn No.:** 26/02174
Type: Full
Proposal: Erection of a single-storey extension to the approved Estate Maintenance Machinery Store and Workshop to provide ancillary estate management and staff welfare accommodation.
Location: **Cayton Park North Warren Row Road Warren Row Reading**
Applicant: Mr Pacitti **c/o Agent:** Mr John Hunt PSK Rural Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 November 2026
DPK

Ward: Hurley And Walthams
Parish: White Waltham Parish
Appn. Date: 9th September 2026 **Appn No.:** 26/02180
Type: Full
Proposal: Single storey rear extension.
Location: **5 Braemar Waltham Road White Waltham Maidenhead SL6 3SH**
Applicant: Ms Alex Green **c/o Agent:** Mr Stuart Keen SKD Design LTD Unit 2 Howe Lane Farm Howe Lane Paley Street Maidenhead SL6 3JP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
RVS

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 19th October 2026 **Appn No.:** 26/02540
Type: Works To Trees In Conservation Area
Proposal: (T1) - Sycamore - Fell. (T2) - London plane - Fell. (T3) Ash - Crown lift lowest branches to 5m. (T4) Horse Chestnut - Fell.
Location: **Peter Freebody & Co Thames Boat House Mill Lane Hurley Maidenhead SL6 5ND**
Applicant: Mr Freebody **c/o Agent:** Rebecca Watts R Watts And Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ
Decision Type:
Decision: Application Withdrawn **Date of Decision:** 19 November 2026
HL

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 2nd December 2025 **Appn No.:** 25/03063
Type: Full
Proposal: New canopy to rear elevation with access stairs; new plant and enclosure with new fencing; enlargement of existing ramp to east elevation; new curtain wall; scissor lift and delivery point; alterations to fenestration and external finishes following demolition of existing elements.
Location: **The Range Unit 4 Stafferton Way Retail Park Stafferton Way Maidenhead SL6 1AY**
Applicant: Ms Harriet **c/o Agent:** Ms Harriet Todd Iceni Projects Da Vinci House 44 Saffron Hill London EC1N 8FH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
CZP

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 9th December 2025 **Appn No.:** 25/03248
Type: Full
Proposal: Sub-division of unit 4 and use of new unit for Class E(a) retail convenience goods and new mezzanine floor.
Location: **The Range Unit 4 Stafferton Way Retail Park Stafferton Way Maidenhead SL6 1AY**
Applicant: Marks And Spencer Plc **c/o Agent:** Ms Harriet Todd Iceni Projects Da Vinci House 44 Saffron Hill London EC1N 8FH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
RXH

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Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 9th September 2026 **Appn No.:** 26/02000
Type: Full
Proposal: Part single part two storey part first floor side extension and loft conversion with 1no. rear dormer.
Location: **1 Fane Way Maidenhead SL6 2TN**
Applicant: Mr B Singh **c/o Agent:** Mr Kashif Bashir KVL Designs Ltd 66 Beechwood Gardens Slough SL1 2HR
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
CZB

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 28th September 2026 **Appn No.:** 26/02168
Type: Full
Proposal: 1no. detached garage.
Location: **Amber Rise Bray Road Maidenhead SL6 1UF**
Applicant: Mr Vikram Jain **c/o Agent:** Mr Henry Ball HAC Designs 10 Beech Ct Wokingham Road Hurst Reading Berkshire RG10 0RQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 November 2026
CZB

Ward: Old Windsor
Parish: Windsor Unparished
Appn. Date: 21st September 2026 **Appn No.:** 26/02211
Type: Full
Proposal: Garage conversion, relocation of the existing entrance door, part single part two storey rear extension, first floor front extension, habitable accommodation within the roofspace and alterations to the external finish and fenestration following the removal of the existing elements (retrospective).
Location: **3 The Redwoods Windsor SL4 3TA**
Applicant: Mr Ryadh Djebbar
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 13 November 2026
ZP

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 10th September 2026 **Appn No.:** 26/02245
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of Condition 2 (Materials) and Condition 5 (Approved Plans) to substitute those plans approved under 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) with amended plans.
Location: **10 Pelling Hill Old Windsor Windsor SL4 2LL**
Applicant: Mr David Djaba **c/o Agent:** Miss Laura Snape Concept Eight Architects Ltd ESC House South Road Weybridge County KT13 9DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 18 November 2026
DBL

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 23rd September 2026 **Appn No.:** 26/02255
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed refurbishment of Weir A and Weir B and 3no. associated temporary compounds are lawful.
Location: **Weir A And Weir B Ham Island Old Windsor Windsor**
Applicant: Mr Paul Warrington **c/o Agent:** Miss Lindsay Perry Jacobs Cottons Centre London SE1 2QG
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 16 November 2026
DJ

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Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 14th October 2026 **Appn No.:** 26/02414
Type: Permission in Principle
Proposal: The erection of 1 self-build dwelling on land West of Culzean.
Location: **Land West of Culzean Pelling Hill Old Windsor Windsor**
Applicant: Mr R Payne **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning LTD 3 Elizabeth Gardens Ascot SL5 9BJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 16 November 2026
DZC

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 28th September 2026 **Appn No.:** 26/02371
Type: Discharge of Condition
Proposal: Details required by Condition 6 (External lighting) and 7 (Biodiversity enhancements) of planning permission 26/01750/FULL for Raising of the ridge, 4no. rooflights, solar panels and enlargement and partial conversion to the existing garage with link extension and changes to the external finish to the main dwelling, and 1no. drop kerb.
Location: **91 Pinkneys Road Maidenhead SL6 5DT**
Applicant: Mr Francis **c/o Agent:** Mr Owen Francis Francis Associates North Lodge Henley Road Marlow Buckinghamshire SL7 2ET
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 17 November 2026
SCS

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 27th October 2026 **Appn No.:** 26/02626
Type: Discharge of Condition
Proposal: Details required by Condition 15 (Biodiversity gain plan) of planning permission 25/01013/FULL for 1no. three bedroom detached dwelling, replacement garage to the existing dwelling and 2no. drop kerbs following the demolition of the existing garage.
Location: **2 And LAnd At 2 Westfield Road Maidenhead SL6 5AU**
Applicant: Mr T Alabaster **c/o Agent:** Mr Neil McDonald Bowen Evans Consultancy 48A High Street Marlow SL7 1AW
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 17 November 2026
DPK

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 29th September 2025 **Appn No.:** 25/02315
Type: Full
Proposal: Replacement refectory building with solar panels to the roof, central courtyard, pergola, outdoor seating area, attached outbuilding to house air source heat pump and associated landscaping following the demolition of the existing buildings.
Location: **Refectory Bungalow Imperial College Silwood Park London Road Sunninghill Ascot SL5 7PZ**
Applicant: Imperial College London **c/o Agent:** Finn O'Donoghue Iceni Projects Da Vinci House 44 Saffron Hill London EC1 N8FH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 17 November 2026
JO

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Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 14th September 2026 **Appn No.:** 26/02016
Type: Full
Proposal: 1no. dropped kerb.
Location: **3 Station Road Sunningdale Ascot SL5 0QQ**
Applicant: Mrs Heidi Barton
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 19 November 2026
DBL

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 10th September 2026 **Appn No.:** 26/02114
Type: Advertisement
Proposal: Consent to display 8 no. internally illuminated fascia signs and 3 no. internally illuminated projecting signs.
Location: **Alma Deli 26 - 32 High Street Maidenhead SL6 1QE**
Applicant: Zillwoods **c/o Agent:** Mr Krzysztof Szramek Zillwoods Ltd Zillwoods House Second Avenue Southampton SO15 0LP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 13 November 2026
DJ

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 1st October 2026 **Appn No.:** 26/02200
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use of the first and second floor from Commercial, Business and Service (Use Class E) to create 1no. dwelling (Use Class C3).
Location: **Hollywood Nails 9 Queen Street Maidenhead SL6 1NB**
Applicant: SVA Homes Ltd **c/o Agent:** Mr Bulwant Singh Gill Gill And Associates Suite 7, Ealing House 33 Hanger Lane London W5 3HJ
Decision Type: Delegated
Decision: Prior Approval Required and Refused **Date of Decision:** 13 November 2026
DPK

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 21st October 2026 **Appn No.:** 26/02553
Type: Discharge of Condition
Proposal: Details required by condition 3 (biodiversity enhancements) of planning permission 26/00786/FULL for a part single part two storey rear/side extension, and alterations to fenestration following demolition of existing elements.
Location: **112 Grenfell Road Maidenhead SL6 1HE**
Applicant: Chloe Harrison
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 18 November 2026
RVS

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Appeal Decision Report

14 October 2026 - 11 November 2026

Maidenhead

Appeal Ref.:	25/60090/REF	**Planning Ref.:**	25/01966/PIP	**Plns Ref.:**	APP/T0355/W/25/3372912
Appellant:	Mr And Mrs Boyd **c/o Agent:** Mr Ryan Snow Bell Cornwell LLP Unit 2 Meridian Office Park Osborn Way Hook Hampshire RG27 9HY				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	1no. detached dwelling (self build), with relocation of the existing access and demolition of the existing detached outbuilding.				
Location:	**Land To The North of Paddocks Terrys Lane Cookham Maidenhead**				
Appeal Decision:	Allowed		**Decision Date:**		22 October 2026
Main Issue:					

Appeal Ref.:	26/60034/REF	**Planning Ref.:**	25/02067/FULL	**Plns Ref.:**	6007126
Appellant:	Mr James Griffiths Shanly Homes Sorbon Aylesbury End Beaconsfield HP9 1LW				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	Erection of 3no. Entrance Piers (Use Class A) (retrospective).				
Location:	**Grove Park Industrial Estate Waltham Road White Waltham Maidenhead SL6 3LW**				
Appeal Decision:	Allowed		**Decision Date:**		27 October 2026
Main Issue:	Appeal Allowed on 27/10/2026. The appeal was for the erection of 3 entrance piers (Use Class A). The main issue was inappropriate development within the Green Belt. The Inspector agreed with the Council that the development was inappropriate within the Green Belt, having a very limited impact on openness, and very minor harm to Green Belt. The Inspector dismisses one fallback put forward by the appellant, stating that the piers show on the approved layout for approval ref. 24/00635/VAR are in a different location, with no other approved layout or elevations. Inspector highlights that clarity on this should be sought through a Section 191/192 application. The Inspector does, however, note that a reduction in the height of the entrance pillars to 1m to accord with permitted development would have a similar impact upon the street scene. The development consists of 3 separate, freestanding 2.1m high columns. The Inspector therefore concludes that a VSC exists whereby similar development could be achieved under permitted development rights.				

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Appeal Ref.:	26/60059/REF	**Planning Ref.:**	25/03250/FULL	**PIns Ref.:**	6009694
Appellant:	Mr And Mrs Sean And Lulu Mason Stud Green Farm Sturt Green Holyport Maidenhead SL6 2JH				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	Phased erection of 4no. detached self-build and custom housebuilding dwellings, 3no. detached garages, new pedestrian and vehicular access, hardstanding and landscaping.				
Location:	**Land Adjacent To Stud Green Farm Sturt Green Holyport Maidenhead**				
Appeal Decision:	Dismissed		**Decision Date:**		21 October 2026

Main Issue: Appeal Dismissed on 21/10/2026. The appeal was for the phased erection of four self-build and custom housebuilding dwellings and associated works including landscaping and access. The main issues were Green Belt, character and appearance, and impact on heritage (setting of Grade II Listed Building). The Inspector found that as the site was not in a village, the development would not comply with Policy GB7(1)(c) of the NPPF. The Inspector found that the development would not be in a sustainable location, so did not comply with Policy GB7(1)(g). The Inspector also found that the development would not comply with Policy GB7(1)(h) of the NPPF as the site is not located within the requisite distance of a well-connected train station. The Inspector found that the proposal fails to accord with the requirements of Policy QP3 of the BLP, which amongst other matters, seeks development that respects and enhances the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, scale, proportions, enclosure and materials. The Inspector found the proposed development would harm the setting and therefore the significance of Stud Green Farmhouse. The magnitude of this harm is judged to be in the lower range of the spectrum. Consequently, the appeal would fail to satisfy the requirements of the LBCA Act and would conflict with the Framework where it seeks to conserve the significance of heritage assets. The Inspector found that the completed legal agreement during the appeal suitably secured a building emissions contribution, the development as self build, and provisions for BNG if the development were not delivered as self-build. The Inspector found the legal agreement to accord with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 and Policy DM6 of the Framework. In weighing the heritage impact, the Inspector concluded that whilst the proposal's public benefits attract substantial weight, and the contribution that 4 self build dwellings would be valuable, they would only provide a small uplift to the overall shortfall. Consequently, they would not outweigh the considerable weight ascribed to the harm that would be caused to the heritage significance of the listed building and the substantial weight given to the asset's conservation. The Inspector attributed significant weight to the provision of four self-build plots, however, this did not outweigh the identified harm to the Green Belt. These benefits did not provide the very special circumstances necessary to justify the development and clearly outweigh the harm identified to the Green Belt and the adjacent designated heritage asset.

Appeal Ref.:	26/60074/REF	**Planning Ref.:**	26/01236/FULL	**PIns Ref.:**	6014376
Appellant:	Mr And Mrs Knight Roseland High Road Cookham Maidenhead SL6 9JS				
Decision Type:	Delegated		**Officer Recommendation:**		Refuse
Description:	Part hip to gable to accommodate a loft conversion and alterations to fenestration.				
Location:	**Roseland High Road Cookham Maidenhead SL6 9JS**				
Appeal Decision:	Allowed		**Decision Date:**		26 October 2026

Main Issue:

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