

Planning Applications Decided

Week Ending - 13 December 2024

The applications listed below have been DECIDED by the Council.

Ward:
Parish: Sunningdale Parish
Appn. Date: 31st October 2024 **Appn No.:** 24/02579
Type: Works To Trees Covered by TPO
Proposal: (T1) Oak - Fell. (T2) Oak - Reduce elongated branches southwest side of canopy by 2m back to previous reduction points to provide clearance from garage, cuts will be graded into the surrounding canopy to leave a natural looking shape . (T3) Oak - Reduce elongated branches on southwest side of canopy by up to 1.5m to provide clearance from garage, cuts will be graded into the surrounding canopy to leave a natural looking shape. (T5) Oak - Selectively reduce lateral spread south side of tree by 1-1.5m to provide 3m clearance to Oakwood House, cuts will be graded into the surrounding canopy to leave a natural looking canopy shape. (T8) Western Red Cedar - Fell. (T9) Oak - Crown lift to provide 4m clearance above ground level by removing three small branches under 100mm diameter. (010/1977/TPO)

Location: **13 And 15 Richmondwood Sunningdale Ascot SL5 0JG**
Applicant: Mr. Peter Churchley **c/o Agent:** Ms Sarah Duckworth Duckworths Arboriculture Ltd. Glebelands Cottage East Mildenhall Marlborough SN8 2LR

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 December 2024
AYB

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 15th October 2024 **Appn No.:** 24/02496
Type: Full
Proposal: Erection of detached outbuilding.
Location: **The Stables London Road Ascot SL5 7EQ**
Applicant: Mr Simms-Davies **c/o Agent:** Mrs Megan Rowe C7 Architects PM House Riverway Estate Old Portsmouth Road Guildford GU3 1LZ

Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 December 2024
ZP

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 16th October 2024 **Appn No.:** 24/02505
Type: Full
Proposal: New pitched roof to the single storey front element, new solar panels to the roof and alterations to fenestration.
Location: **Coire Cas The Avenue Ascot SL5 7LY**
Applicant: Mrs Clare Young **c/o Agent:** Mr David Taylor David Taylor Design Services 4 Forest Close Ascot SL5 8DW

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 December 2024
FAC

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 18th October 2024 **Appn No.:** 24/02530
Type: Full
Proposal: Garage conversion, single storey side extension with canopy, first floor side extension and alterations to fenestration.
Location: **4 The Burlings Ascot SL5 8BY**
Applicant: Mr & Mrs Judd **c/o Agent:** Mr Lee Fryer Fryer Planning Ltd 32 Dovecote Way Vyne Park Chineham Basingstoke RG24 8HU
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 10 December 2024
AI

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 21st October 2024 **Appn No.:** 24/02550
Type: Works To Trees Covered by TPO
Proposal: (T1) Lime - Remove remaining branch stub of limb to point indicated on photo and crown lto no more than 5.5m above ground level removing secondary growth (005/1989/TPO)
Location: **70 Stonefield Park Maidenhead SL6 6ES**
Applicant: Kate Cronk **c/o Agent:** Nathan Cantell Beechwood Tree Care Ltd 2 Playhatch Farm Cottages Playhatch RG4 9QX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 December 2024
AYB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 25th April 2024 **Appn No.:** 24/01013
Type: Works To Trees In Conservation Area
Proposal: G1- x2 Sycamore and x2 Pines - Crown lifting to 6m above ground level, sever ivy, G2 - x3 Purple Plums and 1x Plum - Fell, G3 - 2x Yews - Crown reduction by 1.25m (or 20%) and Crown lifting to 4m above ground level, G4 - Ash leaf Maple and 2x Tree of heaven - Fell, T1 - Sycamore - Crown lifting to 5m above ground level, G5 - x4 Manor Ash and G6 - Holly and Plum - Fell, T2 - x3 Lime Crown lifting to 4m above ground level, G7 - Lawson and Small Lime - Fell, T3 - Willow - Coppice at 1.5m, T4 - Sycamore and T5 - Poplar stem - Fell, H2 - Lawson Cypress - Reduce the top back by 1.5m to previous points.
Location: **Rowborough Terrys Lane Cookham Maidenhead SL6 9RT**
Applicant: Deborah Karavias **c/o Agent:** Nathan Cantell Beechwood Tree Care Ltd 2 Playhatch Farm Cottages Playhatch RG4 9QX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 December 2024
AYB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 23rd September 2024 **Appn No.:** 24/02259
Type: Full
Proposal: Ground floor side infill extension, first floor side extension, 4 front roof lights, 2 no. side windows, 1 roof light in the side roof, replacement roof lantern, new PV panels, alterations to fenestration, 3 no. rear Juliet balconies, garage door alteration, carport and chimneys removal.
Location: **Hockett End Hockett Lane Cookham Maidenhead SL6 9UF**
Applicant: Ms And Mr A And J Ke And Mcmullan **c/o Agent:** Mrs Agnieszka Debicka Agnus Design Studio 21 St. Marks Crescent Maidenhead SL6 5DD
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
DPK

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 22nd October 2024 **Appn No.:** 24/02559
Type: Works To Trees In Conservation Area
Proposal: (T1) Cherry - Fell.
Location: **Cherrycroft Popes Lane Cookham Maidenhead SL6 9NY**
Applicant: Mr Bartlett **c/o Agent:** Mr Adam Sharp Sharp Tree Care 18 Oakwood Flackwell Heath
 Oakwood High Wycombe HP10 9DW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 December 2024
 AYB

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 7th November 2024 **Appn No.:** 24/02714
Type: Works To Trees In Conservation Area
Proposal: Goat willow - fell.
Location: **Rose Cottage School Lane Cookham Dean Maidenhead SL6 9PQ**
Applicant: Mr Jonathan Murphy
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 December 2024
 HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 9th October 2024 **Appn No.:** 24/02352
Type: Full
Proposal: Single storey front/side extension, part single part two storey side/rear (wrap around) extension and alterations to fenestration, following the demolition of existing elements.
Location: **Woodbury 3 Court Close Maidenhead SL6 2DL**
Applicant: Mr Sundeep Kapur **c/o Agent:** Mrs Kirstie Edwards Hooper Enterprise Associates Limited 11 St Marys Place Shrewsbury SY1 1DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 December 2024
 DJ

Ward: Bray
Parish: Bray Parish
Appn. Date: 22nd October 2024 **Appn No.:** 24/02422
Type: Legal Agreement - Modification/Discharge
Proposal: Discharge of planning obligations of Schedule 8, paragraph 2, of the S106 agreement in regards to planning permission 23/00511/FULL.
Location: **Land South And East of Badgers Wood Kimbers Lane Maidenhead**
Applicant: Taylor Wimpey (West London) **c/o Agent:** Amy Allen Savills One Forbury Square Reading RG1 3BB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
 NYW

Ward: Bray
Parish: Bray Parish
Appn. Date: 17th October 2024 **Appn No.:** 24/02420
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of Condition 23 (Approved Plans) to substitute those plans approved under 22/01648/FULL for the erection of 2no. detached dwellings and 2no. detached outbuildings with associated parking following the demolition of the existing outbuilding with amended plans.
Location: **Kimbers House And Land At Kimbers House Kimbers Lane Maidenhead**
Applicant: Mr Kevin Harris
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 December 2024
 DAB

Ward: Bray
Parish: Bray Parish
Appn. Date: 21st October 2024 **Appn No.:** 24/02432
Type: Full
Proposal: Change of use from agricultural building and portacabin to unrelated mixed business use building (Retrospective).
Location: **Stroud Farm Stroud Farm Road Holyport Maidenhead SL6 2LJ**
Applicant: Mr Paul Rinder **c/o Agent:** Mr Kevin Burree Mulberry Rural 6 Miller Drive Winnersh Wokingham RG41 5RP
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 9 December 2024
SRD

Ward: Bray
Parish: Bray Parish
Appn. Date: 15th October 2024 **Appn No.:** 24/02472
Type: Reserved Matters
Proposal: Reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/02789/OUT (allowed on appeal) for x4 serviced plots for Self-Build and Custom Housebuilding.
Location: **Land Opposite Lenore Cottage Rolls Lane Holyport Maidenhead SL6 2JQ**
Applicant: Mr Pryse
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 10 December 2024
DAB

Ward: Bray
Parish: Bray Parish
Appn. Date: 22nd October 2024 **Appn No.:** 24/02487
Type: Full
Proposal: Annexe ancillary to the main dwelling
Location: **1 Rose Cottages Fifield Road Fifield Maidenhead SL6 2NY**
Applicant: Andre Obineche **c/o Agent:** Keenan Project Designs Ltd 11A Dormer Place Lemington Spa CV32 5AA
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 9 December 2024
SCS

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 9th September 2024 **Appn No.:** 24/02176
Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of Condition 25 varied under 22/01139/VAR to relocate the PV panels approved under 20/01987/FULL for the new dwelling incorporating existing ruins. PV panels within grounds for carbon offsetting.
Location: **Land At And Including The Old Ruins St Leonards Hill Windsor**
Applicant: Mr Andrew Try **c/o Agent:** Mr Jamie Wilson CSK Architects 93A High Street Eton SL4 6AF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
BF

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 11th October 2024 **Appn No.:** 24/02473
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding ancillary to the main dwelling is lawful.
Location: **23 Kentons Lane Windsor SL4 4JH**
Applicant: Mr Amrinder Singh **c/o Agent:** Mr Faluck Patel 27 Priors Gardens Ruislip HA4 6UG
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 6 December 2024

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 25th November 2024 **Appn No.:** 24/02875
Type: Discharge of Condition
Proposal: Details required by Condition 3 (Materials) of planning permission 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.

Location: **Grasmere Broadleys Hale And Winwood And Land At Sawyers Close Windsor**
Applicant: Mr 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:** 10 December 2024

CZP

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 7th November 2024 **Appn No.:** 24/02689
Type: Works To Trees Covered by TPO
Proposal: (T2) Amelanchier and (T3) Birch - Remove (fell) to near ground level and treat stump to inhibit regrowth. (001/1970/TPO)

Location: **1 Bryer Place Windsor SL4 4YL**
Applicant: Mr Moore **c/o Agent:** Mrs Vicki Harrison MWA Arboriculture Ltd Unit 8 Stephenson House Horsley Business Centre Horsley NE15 0NY

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 December 2024

HL

Ward: Clewer And Dedworth West
Parish: Bray Parish
Appn. Date: 11th November 2024 **Appn No.:** 24/02727
Type: Discharge of Condition
Proposal: Details required by Condition 24 (Thames Water foul water capacity) of planning permission 22/01354/OUT for an Outline application for access only to be considered at this stage with all other matters to be reserved for the construction of up to x320 new homes, land for a Special Educational Needs (SEN) school, a multi-functional community building alongside an area of strategic open space including play spaces and orchard planting together with associated landscaping, car parking, footpath/cycle connections and vehicular access on to Dedworth Road, following demolition of existing structures.

Location: **Land Bounded By Willow Path And The Limes And Windsor Road And Dedworth Road And Oakley Green Road Oakley Green Windsor**

Applicant: Mr Gary Du Preez
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 December 2024

NYW

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 16th October 2024 **Appn No.:** 24/02398
Type: Full
Proposal: Part single part two storey front/side/rear extension with alterations to fenestration, new patio and PV panels, following demolition of existing elements.

Location: **41 Green Lane Windsor SL4 3RZ**
Applicant: Mr And Mrs Sonny Jeer **c/o Agent:** Lewandowski Architects Rafts Court Brocas Street Eton SL4 6RF

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 December 2024

IWM

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 18th October 2024 **Appn No.:** 24/02508
Type: Full
Proposal: Relocation of front entrance door, single storey side/rear extension, raising of the eaves and ridge, 2 no. rear dormers to provide habitable accommodation within the roof space and alterations to the external finish and fenestration following the demolition of existing elements.

Location: **3 Combermere Close Windsor SL4 3PY**
Applicant: Mr Steve Bambhra **c/o Agent:** Mr Rob Hewson AllPlanning 64 Nile Street London N1 7S
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 December 2024
FAC

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 14th October 2024 **Appn No.:** 24/02474
Type: Full
Proposal: Garage conversion and a single storey front/side extension.

Location: **12 Seymour Close Maidenhead SL6 3EZ**
Applicant: Mr Sharath Sekar **c/o Agent:** Mr Korban Ali 141 Langley Road Slough Berkshire SL3 7DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 December 2024
MZW

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 19th November 2024 **Appn No.:** 24/02741
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 23/01313/FULL for part raising of the eaves on the side elevation, alterations to the fenestration to the front and side elevation and external finish to the front elevation.

Location: **The Croft 19 Highfield Lane Maidenhead SL6 3AN**
Applicant: Mr Mubarak Khan **c/o Agent:** Mr Mubarak Khan Pawel Asif Design 143 Dormers Wells Lane London UB1 3JB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
SCS

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 9th September 2024 **Appn No.:** 24/02149
Type: Full
Proposal: Rear conservatory

Location: **15 Harcourt Wraysbury Staines TW19 5DY**
Applicant: Mr Lovatt **c/o Agent:** Mrs Elwira Baranowicz Anglian Home Improvements 59 Hurricane Way Norwich NR6 6JB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
IWM

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 11th October 2024 **Appn No.:** 24/02468
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed new garage door is lawful.

Location: **15 Harcourt Wraysbury Staines TW19 5DY**
Applicant: Miss Catherine Rhodes
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 6 December 2024

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 18th October 2024 **Appn No.:** 24/02525
Type: Full
Proposal: New front entrance canopy, addition of a first floor, 3no. rear balconies, new roof, raising of the eaves and ridge, alterations to the external finish and fenestration.
Location: **Lou Mai Old Ferry Drive Wraysbury Staines TW19 5JT**
Applicant: Mr William Long **c/o Agent:** Mr Raymond Holden Rjha 6A Station Parade London Road Sunningdale SL5 0EP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 12 December 2024
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 3rd October 2024 **Appn No.:** 24/02179
Type: Full
Proposal: Replacement of 2no. shop frontages, new and relocated entrance door, 2no. new externally mounted AC condenser units, outside seating and new signage.
Location: **Haringtons Unit 39 Windsor Royal Railway Station Jubilee Arch Windsor SL4 1PJ**
Applicant: Mr C Villalta **c/o Agent:** Andy Watts Watts Planning 13 Craggwood Road Horsforth Leeds LS18 4RW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 3rd October 2024 **Appn No.:** 24/02180
Type: Listed Building Consent
Proposal: Consent for replacement 2no. shop frontages, new and relocated entrance door, 2no. new externally mounted AC condenser units and internal alterations to include removal and replacement of internal stud walls to form a customer servery and dining area, kitchen, staff room and toilets, new flooring alongside other internal refurbishment works, new outdoor seating and new signage.
Location: **Haringtons Unit 39 Windsor Royal Railway Station Jubilee Arch Windsor SL4 1PJ**
Applicant: Mr C Villalta **c/o Agent:** Andy Watts Watts Planning 13 Craggwood Road Horsforth Leeds LS18 4RW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 December 2024
ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 7th October 2024 **Appn No.:** 24/02220
Type: Full
Proposal: 1no. temporary catering kiosk for a period of 5 years.
Location: **Windsor Castle Castle Hill Windsor SL4 1NJ**
Applicant: Mr Tim Blackett **c/o Agent:** Mr Jon Muskett Path Design Unit 5 7 Wenlock Road London N1 7SL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
DZC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 30th September 2024 **Appn No.:** 24/02348
Type: Full
Proposal: Single storey side/rear extension, first floor rear extension and alterations to fenestration.
Location: **44 Albert Street Windsor SL4 5BU**
Applicant: Mr Darren Payne **c/o Agent:** Mr Matt Toovey Aspects Architectural Services Ltd. St Stephens House Arthur Road Windsor SL4 1RU
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 December 2024
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 14th October 2024 **Appn No.:** 24/02475
Type: Variation Under Reg 73
Proposal: Variation (under Section 73A) of condition (approved plans) as added by application 24/02526/NMA to substitute those plans approved under planning permission 16/02304/VAR the redevelopment of the site, to create a restaurant and 8 flats over 5 storey's with a dwelling in the rear courtyard with amended plans.

Location: **34 - 35 Thames Street Windsor**
Applicant: Messer's Siddiqui And Saluja **c/o Agent:** Mr Carlo Cricuolo Simon Hands And Associates 12 Ruislip Road Greenford Middlesex UB6 9QN
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 December 2024

JO

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 17th October 2024 **Appn No.:** 24/02489
Type: Full
Proposal: Part single part two storey side/rear extension following demolition of existing elements
Location: **9 Inkerman Road Eton Wick Windsor SL4 6LE**
Applicant: Mr And Mrs John And Danielle Bosher **c/o Agent:** Martin Pugsley MP Building Plans Ltd 1 Testwood Road Windsor SL4 5RL
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 9 December 2024

ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 16th October 2024 **Appn No.:** 24/02500
Type: Full
Proposal: Single storey rear extension and alterations to fenestration following the demolition of the existing conservatory.

Location: **2 St Marys Cottages Grove Road Windsor SL4 1JF**
Applicant: Lynne Moores **c/o Agent:** Mr Dave Gill Cranford Design Ltd Centaur House Ancells Road Fleet GU51 2UJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024

AI

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 21st November 2024 **Appn No.:** 24/02855
Type: Variation Under Reg 73
Proposal: Variation (under Section 19) of Condition 2 (materials) and Condition 4 (Approved Plans) to substitute those plans approved under 22/02397/LBC for Consent for replacement single storey extension following demolition of existing element, infiling of existing open courtyard with a three storey extension, alterations to fenestration and internal alterations to existing spa and gym facility with amended plans.

Location: **Sir Christopher Wren Hotel And Spa Thames Street Windsor SL4 1PX**
Applicant: The Sir Christopher Wren Hotel Ltd **c/o Agent:** Mr Graham Eades Hawkins Eades Associates 100 High Street Great Missenden HP16 0BE
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 9 December 2024

BF

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 27th September 2024 **Appn No.:** 24/02346
Type: Full
Proposal: Part single, part two storey, part first floor front/side/rear extensions and alterations to fenestration.
Location: **15 Fawley Close Maidenhead SL6 7UP**
Applicant: Mr John Campbell **c/o Agent:** Prabh Singh The Future Works 2 Brunel Way Slough SL1 1FQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 December 2024
 DJ

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 29th October 2024 **Appn No.:** 24/02627
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use from office building (Class E) to residential (Class C3) for 7 residential dwellings.
Location: **Avire Ltd 1 Switchback Office Park Gardner Road Maidenhead SL6 7RJ**
Applicant: Mr Alex Dickson **c/o Agent:** Miss Arabella Fraser WSP 70 Chancery Lane London WC2A 1AF
Decision Type: Delegated
Decision: Prior Approval Required and **Date of Decision:** 10 December 2024
 Granted
 SRD

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 29th October 2024 **Appn No.:** 24/02628
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use from office building (Class E) to residential (Class C3) for 9no. residential dwellings.
Location: **Avire Trading Ltd 2 Switchback Office Park Gardner Road Maidenhead SL6 7RJ**
Applicant: Mr Alex Dickson **c/o Agent:** Miss Arabella Fraser WSP 70 Chancery Lane London WC2A 1AF
Decision Type: Delegated
Decision: Prior Approval Required and **Date of Decision:** 10 December 2024
 Granted
 SRD

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 12th November 2024 **Appn No.:** 24/02747
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 24/01209/FULL for the addition of a window to the first floor side elevation.
Location: **82 Bridle Road Maidenhead SL6 7RT**
Applicant: Mr Tom Ostrowski **c/o Agent:** Mr Dean Luxton Delux Designs 20 Gale Gardens Hayley Green Bracknell RG42 6FL
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 9 December 2024
 DJ

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 18th October 2024 **Appn No.:** 24/02484
Type: Full
Proposal: New entrance canopy, new flat roof to the single storey side/rear element, new pitched roof to the two storey rear element, 5no. front Juliet balconies, 3no. rear Juliet balconies, 2no. side Juliet balconies and alterations to the external finish and fenestration following the removal of the existing conservatory.
Location: **Little House Milley Road Waltham St Lawrence Reading RG10 0LA**
Applicant: Mr Avik Dandapat **c/o Agent:** Mr Andrew Butler Martin Butler Partnership Ltd 28 Broad Street Wokingham RG40 1AB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 December 2024
 CZB

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 15th October 2024 **Appn No.:** 24/02498
Type: Full
Proposal: Two storey front infill extension with gable feature 3no. rear dormers with balconies, 2no. rear ground floor side/rear extensions, and alterations to fenestration following demolition of existing elements.
Location: **Darach House Milley Road Waltham St Lawrence Reading RG10 0JR**
Applicant: Mr W Stacey **c/o Agent:** Chris Palomba JSA Architects Ltd Middle Shop Waltham Road Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
SCS

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 18th October 2024 **Appn No.:** 24/02503
Type: Full
Proposal: Replacement detached outbuilding.
Location: **The Bell And Bottle Bath Road Littlewick Green Maidenhead SL6 3RX**
Applicant: S.K Rajput **c/o Agent:** Mr Satnam Arora MAYPHIL Sandisplatt Road Maidenhead SL6 4NB
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 10 December 2024
DPK

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 25th October 2024 **Appn No.:** 24/02582
Type: Permitted Development Extended
Proposal: Single storey extension to north east elevation no greater than 7.26m in depth, 3.99m high with an eaves height of 2.27m.
Location: **Blacksmiths Barn Warren Row Road Cockpole Green Wargrave Reading RG10 8NT**
Applicant: Mr Ben Mitchell **c/o Agent:** Mr John Mitchell The Old Hatchgate Warren Row Road Cockpole Green Wargrave, Reading Berkshire RG10 8N
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 6 December 2024
CZB

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 10th October 2024 **Appn No.:** 24/02460
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Materials) of planning permission 23/01015/FULL for alterations to fenestration.
Location: **Wych Elm Fishery Road Maidenhead SL6 1UP**
Applicant: Mr & Mrs Wilshaw **c/o Agent:** Myles Taylor Kirby Architecture The Old Mill Mill Lane Metfield IP20 0LD
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 9 December 2024
DJ

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 17th October 2024 **Appn No.:** 24/02528
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use from office building (Class E) to residential (Class C3) for 30 no. self-contained flats.
Location: **Volvo Car UK Limited Scandinavia House Norreys Drive Maidenhead SL6 4FL**
Applicant: Runnymede Borough Council **c/o Agent:** Louis Earle-Davis Montagu-Evans 70 St Mary Axe London EC3A
Decision Type: Delegated
Decision: Prior Approval Required and Refused **Date of Decision:** 6 December 2024
DPK

Ward: Oldfield
Parish: Maidenhead Unparished
Appn. Date: 4th November 2024 **Appn No.:** 24/02670
Type: Full
Proposal: External alterations to elevations
Location: **Id Vanwall Road Maidenhead SL6 4UB**
Applicant: Mr H Schneck **c/o Agent:** Mr Tony Allen Allen Planning Ltd The Old Fire Station EC Salt Lane Salisbury SP1 1DU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 6 December 2024
DAB

Ward: Oldfield
Parish: Bray Parish
Appn. Date: 7th November 2024 **Appn No.:** 24/02716
Type: Works To Trees In Conservation Area
Proposal: T1 - Cherry (Prunus) tree - fell.
Location: **Elgin Fishery Road Maidenhead SL6 1UP**
Applicant: Mrs Wendy Headington **c/o Agent:** Mrs Wendy Headington TCH Landscapes Ltd Apple Tree Cottage Paley Street Maidenhead SL6 3JT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 December 2024
HL

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 28th August 2024 **Appn No.:** 24/02090
Type: Full
Proposal: Detached outbuilding to be used partly as a gym and partly as an art studio ancillary to the main dwelling.
Location: **5 Queens Close Old Windsor Windsor SL4 2PP**
Applicant: Mr Chris Knight
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 10 December 2024
RVS

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 4th December 2024 **Appn No.:** 24/02925
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 22/00108/FULL for alterations to fenestration to the rear elevation.
Location: **Woods End Bakers Lane Maidenhead SL6 6QQ**
Applicant: Ms Kelie McCabe
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 9 December 2024
CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 19th July 2024 **Appn No.:** 24/01743
Type: Full
Proposal: Garage conversion, first floor side extension with 1no. rear balcony, alterations to fenestration and existing front steps.
Location: **Kedidi Derek Road Maidenhead SL6 8NS**
Applicant: Mr And Mrs M Ketiar **c/o Agent:** Mr Neil McDonald CADability Thames Valley Limited 106 Halifax Road Maidenhead SL6 5EU
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 12 December 2024
SCS

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 16th October 2024 **Appn No.:** 24/02502
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed partial garage conversion, single storey front extension, single storey rear extension and alterations to the existing single storey rear flat roof element, external finish and fenestration is lawful.
Location: **The Hobbits 68 Sheepphouse Road Maidenhead SL6 8HP**
Applicant: Mrs Laura McLaughlin **c/o Agent:** Mr Paul Schofield PS Architectural Design Ltd Kingsmead Shawfield Road Ash Guildford Surrey GU12 5DL
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 10 December 2024
CZB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 16th October 2024 **Appn No.:** 24/02499
Type: Full
Proposal: New carport.
Location: **16 Hamilton Drive Sunningdale Ascot SL5 9PP**
Applicant: Mr Griffiths **c/o Agent:** Mrs Susan Mulford Oakcraft Lyndhurst Road Holmsley Burley BH24 4HY
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 10 December 2024
ZP

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 31st October 2024 **Appn No.:** 24/02643
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 5.00m in depth, 3.00m high with an eaves height of 3.00m following demolition of existing rear elements.
Location: **20 Redwood Drive Sunningdale Ascot SL5 0LW**
Applicant: Mr Marc Moodley **c/o Agent:** Mr Kexun Xu Kexun Ltd 8 Field Close Guildford GU4 7DS
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 10 December 2024
JO

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 8th November 2024 **Appn No.:** 24/30012
Type: Spheres of Mutual Interest
Proposal: Application to vary condition 2 (plan drawings) of planning permission 24/0259/PMR (Erection of green keepers storage compound building including repair workshop, staff facilities and parking, erection of sand bay building, alterations to existing staff building to provide additional staff residential accommodation, formation of new internal access road, service yard including wash/fuel area and associated landscaping works. Demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store) to amend the proposed external materials to be used on the Green keepers compound building).
Location: **Sunningdale Golf Club Ridgemount Road Sunningdale Ascot SL5 9RR**
Applicant: Navil Rahman
Decision Type: Delegated
Decision: No Objection **Date of Decision:** 6 December 2024
BF

Appeal Decision Report

13 November 2024 - 10 December 2024

Maidenhead

Appeal Ref.: 24/60061/REF **Planning Ref.:** 23/01558/FULL **Plns Ref.:** APP/T0355/W/24/3342112

Appellant: Mr G Bertram Gareth Bertram Ltd Trident House, Trident Business Park Basil Hill Road Didcot Oxon, OX11 7HU

Decision Type: Delegated **Officer Recommendation:** Application Permitted

Description: 2no. detached dwellings with parking and amenity space following demolition of existing dwelling and garage.

Location: **Elmgrove House 48 Castle Hill Maidenhead SL6 4JW**

Appeal Decision: Allowed **Decision Date:** 13 November 2024

Main Issue: In considering the development as a whole, including both the demolition of the existing building and the dwellings which are proposed in replacement, the overall effect on the Conservation Area would be neutral. It was therefore concluded, for the reasons given in the notice of decision, that the proposed development would not be harmful to the character and appearance of the area, and that the character and appearance of the Castle Hill Conservation Area would be preserved. For the above reason and consideration of all other aspects, It has been concluded that the conflict with the development plan relating to one aspect of the proposed development is outweighed by other relevant material considerations, notably the presumption in favour of sustainable development as defined in the Framework. Therefore, the appeal should be allowed subject to the conditions set out in the schedule.

Appeal Ref.: 24/60071/REF **Planning Ref.:** 23/01539/FULL **Plns Ref.:** APP/T0355/W/24/3344592

Appellant: Mr Jon Furneaux **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle GU34 4NB

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

Description: Construction of 4 no. detached houses with car ports, parking, landscaping and improvements to the access onto Lower Road.

Location: **Land Adjacent Hedsordene Lower Road Cookham Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 13 November 2024

Main Issue: The Inspector applies a standard balance to the decision. The scheme would be an efficient use of the land in a sustainable location which would allow for non-car mode travel. There would be temporary and ongoing economic benefits from the development through construction and use of local shops and services, but limited given the scale of development. The development would maintain the character of the area and provide appropriate amenities. The Inspector finds, however, that there are overriding issues to these benefits as a Biodiversity Net Gain has not been secured, the development would compromise highway safety and does not mitigate flood risk. The benefits of the scheme do not outweigh the identified harm and conflict with the development plan and the NPPF (2023).

Appeal Ref.: 24/60086/NOND **Planning Ref.:** 24/00248/OUT **Plns Ref.:** APP/T0355/W/24/
ET 3346756

Appellant: Cayton Park Stud **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 for access and scale only to be considered at this stage with all other
matters to be reserved for the erection of an estate maintenance machinery store/workshop.

Location: **Cayton Park North Warren Row Road Warren Row Reading**

Appeal Decision: Allowed **Decision Date:** 18 November 2024

Main Issue: It is inevitable that the provision of a new building would result in some harm to spatial openness. However, the overall scale and mass of the building would not be significant. Overall, I find that the cumulative harm to the openness of the Green Belt would be very limited. While I have acknowledged the very limited harm to openness, I do not consider that the development would be perceived as 'encroachment', largely because a building of this type is not unusual in very rural areas, including fairly isolated locations. From the evidence that has been provided, it seems clear to me that there is a defined need for the proposed store. It is also apparent that the location of the 2021 approval is not appropriate as there is a need for the store to be situated away from the existing buildings and stables around the courtyard area. This would ensure that the horses on site would not be adversely affected by any noise emanating from the workshop element of the proposed building. In my view, it is appropriate to afford very significant weight to these considerations. When considered in combination, the weight that I have afforded to the benefits of the proposal clearly outweigh the substantial weight that I must apply to the identified harm to Green Belt. As such, very special circumstances exist, and for this reason, the proposal conforms with LP Policy QP5 and paragraphs 153 and 154 of the Framework.
