

Planning Applications Decided

Week Ending - 28 March 2025

The applications listed below have been DECIDED by the Council.

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 28th January 2025 **Appn No.:** 25/00173
Type: Full
Proposal: Relocation of the existing entrance, new front canopy, two storey side extension and alterations to fenestration.
Location: **Valentine Cottage 6 Exchange Road Ascot SL5 7AW**
Applicant: K Bell **c/o Agent:** Mr Andy Ward Award Design 2 Buttermere Drive Camberley GU15 1QU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 March 2025
FAC

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 30th January 2025 **Appn No.:** 25/00174
Type: Full
Proposal: Conversion of existing dwelling and garage to 2 no. dwellings. New front canopy, raising of the ridge, 2 no. front dormers, 2 no. rear dormers, first floor side extension, part two storey part single storey side/rear extension, alterations to fenestration and external finish, 2 no. refuse stores, 2 no. cycle stores, 1 no. dropped kerb and 1 no. kerb extension, 2 no. entrance gates and new boundary treatment.
Location: **5 Llanvair Drive Ascot SL5 9HS**
Applicant: Mr J Kebe **c/o Agent:** Nigel Rose Nigel Rose Architects Sterling House Stroudley Road Basingstoke RG24 8UG
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 March 2025
DZC

Ward: Ascot & Sunninghill
Parish: Sunninghill And Ascot Parish
Appn. Date: 11th March 2025 **Appn No.:** 25/00614
Type: Discharge of Condition
Proposal: Details required by Condition 3 (False Ceiling Removal); Condition 5 (Joinery Details); Condition 6 (Fireplaces) and Condition 7 (Methodology) of listed building consent 24/00931/LBC for consent for internal alterations.
Location: **Brookside Lodge Winkfield Road Ascot SL5 7LT**
Applicant: Mr Murat Ozgel **c/o Agent:** Mr Stuart MacKay Edgington Spink & Hyne Meridian House 2 Russell Street Windsor SL4 1HQ
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 21 March 2025
ZP

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 5th February 2025 **Appn No.:** 25/00123
Type: Full
Proposal: Garage conversion, single storey front porch, single storey rear extension and alterations to fenestration.
Location: **56 Bridle Road Maidenhead SL6 7RP**
Applicant: Mr Sanjay Sharma **c/o Agent:** Mr Michael Benjamin Benjamin Associates Ltd 31 Danemead Grove Petts Hill Northolt UB5 4NX
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
MZW

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 30th January 2025 **Appn No.:** 25/00205
Type: Full
Proposal: Part two storey part first floor side extension, new steps and retaining wall to front elevation and alterations to external finish following demolition of existing element.
Location: **4 Derwent Drive Maidenhead SL6 6LB**
Applicant: Mr And Mrs James Coleman **c/o Agent:** Mr David Donohoe David K Donohoe Architectural Design Services 7 Sussex Houses Victoria Road Farnham Common Slough SL2 3PF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
MZW

Ward: Belmont
Parish: Maidenhead Unparished
Appn. Date: 4th February 2025 **Appn No.:** 25/00233
Type: Full
Proposal: Single storey rear extension.
Location: **27 Portlock Road Maidenhead SL6 6DX**
Applicant: Ms Wendy Matthews **c/o Agent:** Mr Ian Benbow Ian Benbow, RIBA Chartered Architect 12 Meadow Close Old Windsor Slough SL4 2PB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
MZW

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 23rd September 2024 **Appn No.:** 24/02280
Type: Discharge of Condition
Proposal: Details required by Condition 2 (Glazed tile lights), 3 (Roof tiles) and 4 (Insulation) of Listed Building Consent 24/00726/LBC for Consent for the removal and replacement of existing roof tiles and battens, stripping and disposing of the felt roof to the flat roof of dormer, repair timbers where required and repair/upgrade fire break walls, cover roof and overhaul of rainwater goods.
Location: **Bisham Abbey Bisham Village Marlow Road Bisham Marlow SL7 1RR**
Applicant: Mr Richard Oxley **c/o Agent:** Mr Richard Oxley Oxley Conservation 8A Friday Street Henley On Thames RG9 1AH
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 24 March 2025
DJ

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 7th November 2024 **Appn No.:** 24/02700
Type: Full
Proposal: Single storey side extension, first floor rear extension, raised ridge and eaves, rear dormer and alterations to fenestration.
Location: **1 Spencers Lane Cookham Maidenhead SL6 9JX**
Applicant: Jack And Emma Dugdale **c/o Agent:** Miss Holly Smith Cookham Design Partnership Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 24 March 2025
SCS

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 23rd December 2024 **Appn No.:** 24/03103
Type: Full
Proposal: Single storey side extension, garage conversion, relocated front door and alterations to fenestration.
Location: **Elmwood Dean Lane Cookham Maidenhead SL6 9AG**
Applicant: Mr And Ms Lee And Fulton-Lee **c/o Agent:** Miss Holly Smith Cookham Design Partnership
 Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 25 March 2025
 RVS

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 18th December 2024 **Appn No.:** 24/03118
Type: Listed Building Consent
Proposal: Consent for minor internal alterations to Oveys Farmhouse and Coach House
Location: **Oveys Farm High Street Cookham Maidenhead SL6 9SQ**
Applicant: Mr And Mrs Harris **c/o Agent:** Mr Panos Konidaris Bluestone Planning LLP 13 The Black Barn
 Manor Farm Manor Road Wantage Oxfordshire OX12 8NE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 March 2025
 MZW

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 28th January 2025 **Appn No.:** 25/00152
Type: Works To Trees In Conservation Area
Proposal: T1 Cypress - remove branches as per photographs.
Location: **Crossfields Bigfrith Lane Cookham Maidenhead SL6 9PH**
Applicant: Peter Lale
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 March 2025
 HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 28th January 2025 **Appn No.:** 25/00189
Type: Discharge of Condition
Proposal: Details required by Condition 5 (External Materials), 7 (Cycle Parking), 8 (Electric Vehicle Charging Points), 13 (Surface Water Drainage) and 18 (Boundary Treatment Plan) of planning permission 21/02331/OUT (allowed on appeal) for a Outline application for Access, Appearance, Layout and Scale only to be considered at this stage with all other matters to be reserved for the erection of 8 dwellings.
Location: **Station Court High Road Cookham Maidenhead SL6 9JF**
Applicant: Mr Simon Terry **c/o Agent:** Mr Elliott Vialls Brocklehurst Architects Ltd 15 High Street West
 Wycombe HP14 3AE
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 25 March 2025
 DAB

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 13th February 2025 **Appn No.:** 25/00357
Type: Works To Trees In Conservation Area
Proposal: T1 Eucalyptus - crown reduction by up to 3m (including crown lift to 2.5m over the pavement and 5.3m over the road). T2 Prunus - prune to give 1m clearance to BT wire, lift to give 2.5m over the path and gate, crown thin by up to 10% to include the removal of crossing/rubbing branches. T4 Maple - prune secondary and smaller branches to give up to 2.5m clearance over the ground. T5 Robinia - no works. T6 Magnolia - crown reduce by no more than 1m. T7 Spruce - crown reduce by no more than 0.5m. T8 Western red cedar - crown reduce by no more than 0.5m. T9 Blue atlas cedar - lift secondary and smaller branches to give up to 2.5m clearance over the garden. T10 Purple beech - prune to give 1m clearance to the road sign, ensuring branches on the east side of it are pruned to provide direct visibility of it when viewed from the road, prune secondary and smaller branches to give up to 1m clearance over the boundary fence. All pruning to be carried out in accordance with BS3998.

Location: **Bridge Cottage Bisham Road Bisham Marlow SL7 1RP**
Applicant: Mr Matthew Palmer **c/o Agent:** Ms Alexander Heritage Trees Ltd Unit 3b, Orchard Cottage Thorney Mill Road Iver SL0 9AN
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
 HL

Ward: Bisham And Cookham
Parish: Cookham Parish
Appn. Date: 19th February 2025 **Appn No.:** 25/00396
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 5.74m in depth, 3.66m high with an eaves height of 2.80m.

Location: **Manor Court Danes Gardens Cookham Maidenhead SL6 9BF**
Applicant: Mr Roland Burton **c/o Agent:** Ms Flavia Desa Cookham Design Partnership Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 28 March 2025
 MZW

Ward: Bisham And Cookham
Parish: Bisham Parish
Appn. Date: 21st February 2025 **Appn No.:** 25/00426
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 8.00m in depth, 4.00m high with an eaves height of 3.70m.

Location: **Robin Hill Hockett Lane Cookham Maidenhead SL6 9UF**
Applicant: Paul And Joanna Hoyle **c/o Agent:** Miss Katie Flower TPA Studio 33A St Lukes Road Maidenhead Berkshire SL6 7DN
Decision Type: Delegated
Decision: Prior Approval Not Required **Date of Decision:** 28 March 2025
 MZW

Ward: Bray
Parish: Bray Parish
Appn. Date: 28th October 2024 **Appn No.:** 24/02490
Type: Full
Proposal: 1 no. dwelling following demolition of existing buildings

Location: **Land To The Rear of Long Chase Lodge Ascot Road Holyport Maidenhead**
Applicant: HMD Holdings Limited **c/o Agent:** Mr Tom Mc Ardle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 21 March 2025
 DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 21st October 2024 **Appn No.:** 24/02552
Type: Outline
Proposal: Outline application for access and scale only to be considered at this stage with all other matters to be reserved for Proposed Replacement of existing equestrian buildings and grooms accommodation.
Location: **Long Chase Farm Ascot Road Holyport Maidenhead SL6 3LA**
Applicant: HMD Holdings Limited **c/o Agent:** Mr Tom McArdle Pike Smith And Kemp Rural The Old Dairy Hyde Farm Marlow Road Maidenhead SL66PQ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 21 March 2025
DPK

Ward: Bray
Parish: Bray Parish
Appn. Date: 18th November 2024 **Appn No.:** 24/02585
Type: Full
Proposal: Change of use of land to caravan site consisting of 2 no. mobile homes, 1 no. utility dayroom, 2 no. touring caravans and associated works
Location: **Land East of Forest Farm And Adjacent Oakley Green Road Oakley Green Windsor**
Applicant: Mr James Cash **c/o Agent:** Dr Angus Murdoch Murdoch Planning Ltd PO Box 71 Ilminster Somerset TA19 0WF
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 28 March 2025
SRD

Ward: Bray
Parish: Bray Parish
Appn. Date: 13th December 2024 **Appn No.:** 24/03058
Type: Full
Proposal: External alteration to Oakley Court Hotel including refurbishment works comprising external alterations, repair works, making good and associated works throughout.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Vinyl Factory Ltd **c/o Agent:** Mr Sam Harper Firstplan Broadwall House 21 Broadwall London SE1 9P
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 March 2025
SRD

Ward: Bray
Parish: Bray Parish
Appn. Date: 13th December 2024 **Appn No.:** 24/03059
Type: Listed Building Consent
Proposal: Consent for internal and external alteration to Oakley Court Hotel including refurbishment works comprising external and internal alterations, amendments and enhancements to internal layout and finishes, repair works, making good and associated works throughout.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
Applicant: Vinyl Factory Ltd **c/o Agent:** Mr Sam Harper Firstplan Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 March 2025
SRD

Ward: Bray
Parish: Bray Parish
Appn. Date: 10th January 2025 **Appn No.:** 25/00049
Type: Discharge of Condition
Proposal: Details required by Condition 2 (external materials) of planning permission 23/00511/FULL for 215no. dwellings with access, landscaping, open space, parking and associated infrastructure.
Location: **Land South And East of Badgers Wood Kimbers Lane Maidenhead**
Applicant: Mr Michael Kandi **c/o Agent:** Mrs Tamsin Hebditch KSA Architects Ltd Concept House 35 Kingston Crescent North End Portsmouth PO2 8AA
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 24 March 2025

NYW

Ward: Bray
Parish: Bray Parish
Appn. Date: 20th January 2025 **Appn No.:** 25/00063
Type: Works To Trees In Conservation Area
Proposal: (T1) Strawberry Tree - prune to give up to a maximum of 1.5m clearance from the main front elevation of the house; prune secondary or smaller branches to give up to 30cm clearance to the overhead telecommunication wire and prune to give 5.2m clearance directly over the road. (T2) Conifer - prune back to boundary fence line of both Far End and Virginia Cottage. (T3) Sycamore, (T4) Leyland cypress and (T5) Leyland cypress - prune back to fence line.
Location: **Land At Far End Brayfield Road And Thames Cottage Old Mill Lane Bray Maidenhead**
Applicant: Will Barnett
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 March 2025

HL

Ward: Bray
Parish: Bray Parish
Appn. Date: 28th January 2025 **Appn No.:** 25/00172
Type: Listed Building Consent
Proposal: Consent for a detached garage/workshop with an external staircase and 1no. front dormer providing habitable accommodation within the roofspace following the demolition of the existing detached garage.
Location: **Hazel Cottage Hibbert Road Maidenhead SL6 1UT**
Applicant: Mr & Mrs Pover **c/o Agent:** Mr Jeremy Evans Bowen Evans Consultancy 48A High Street Marlow Buckinghamshire SL7 1AW
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 24 March 2025

SCS

Ward: Bray
Parish: Bray Parish
Appn. Date: 28th January 2025 **Appn No.:** 25/00171
Type: Full
Proposal: Detached garage/workshop with an external staircase and 1no. front dormer providing habitable accommodation within the roofspace following the demolition of the existing detached garage.
Location: **Hazel Cottage Hibbert Road Maidenhead SL6 1UT**
Applicant: Mr & Mrs Pover **c/o Agent:** Mr Jeremy Evans Bowen Evans Consultancy 48A High Street Marlow Buckinghamshire SL7 1AW
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 25 March 2025

SCS

Ward: Bray
Parish: Bray Parish
Appn. Date: 29th January 2025 **Appn No.:** 25/00204
Type: Full
Proposal: First floor side extension, single storey rear extension and alterations to fenestration following the demolition of the existing conservatory
Location: **6 Bray Court Maidenhead SL6 2DR**
Applicant: Judi Jeffries **c/o Agent:** Wouter De Jager De Jager Consultancy TA Maidenhead Planning Weir Bank Monkey Island Lane Bray Maidenhead SL6 2ED
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
MZW

Ward: Bray
Parish: Bray Parish
Appn. Date: 13th February 2025 **Appn No.:** 25/00337
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed rear dormer is lawful.
Location: **19 Hendons Way Holyport Maidenhead SL6 2LF**
Applicant: Mrs Jane Deakin **c/o Agent:** Mr Owen Davies-Small Davies-Small Architects 9 Fielding Road Maidenhead Berkshire SL6 5DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 March 2025
RVS

Ward: Bray
Parish: Bray Parish
Appn. Date: 19th February 2025 **Appn No.:** 25/00400
Type: Permission in Principle
Proposal: 1no. detached dwelling.
Location: **Land Adjacent To Seymour House Ascot Road Holyport Maidenhead**
Applicant: Mr Mark Murray **c/o Agent:** Mr Martin Gaine Just Planning Unit 42 Hampstead House 176 Finchley Road London NW3 6BT
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 March 2025
MZV

Ward: Boyn Hill
Parish: Maidenhead Unparished
Appn. Date: 29th January 2024 **Appn No.:** 24/00221
Type: Full
Proposal: Full application for the proposed construction of a residential care home (Use Class C2) comprising access, parking, landscaping and associated works, following demolition of existing buildings on the site.
Location: **Lawnfield House Westmorland Road Maidenhead SL6 4HB**
Applicant: Ms R Ruscoe **c/o Agent:** Mr Alex King Mission Town Planning 42 Constitution Hill Road Parkstone Poole BH14 0QD United Kingdom
Decision Type: Committee Decision
Decision: Refuse **Date of Decision:** 24 March 2025
NYW

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 15th January 2025 **Appn No.:** 25/00081
Type: Discharge of Condition
Proposal: Details required by Condition 16 (Biodiversity Net Gain Plan) 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:** 25 March 2025

CZP

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 5th February 2025 **Appn No.:** 25/00097
Type: Full
Proposal: Replacement front boundary treatment.
Location: **1 Chestnut Drive Windsor SL4 4UT**
Applicant: Mr And Mrs Philip Robson
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 March 2025

ZP

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 31st January 2025 **Appn No.:** 25/00135
Type: Full
Proposal: Single storey side extension
Location: **1 Brudenell Windsor SL4 4UR**
Applicant: Mr Nasir Ali **c/o Agent:** Mr Korban Ali 141 Langley Road Slough Berkshire SL3 7DZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025

DBL

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 3rd February 2025 **Appn No.:** 25/00230
Type: Full
Proposal: Part single part two storey front extension with canopy, single storey rear extension, alterations to fenestration and new pitched roof to existing garage following demolition of existing shed.
Location: **9 Highfield Road Windsor SL4 4DN**
Applicant: Mr V Nweke **c/o Agent:** Mr Christopher Arden Christopher Arden Chartered Architects 11 Galton Road Sunningdale Ascot SL5 0BP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 26 March 2025

ZP

Ward: Clewer And Dedworth East
Parish: Windsor Unparished
Appn. Date: 14th February 2025 **Appn No.:** 25/00361
Type: Discharge of Condition
Proposal: Details required by Condition 15 (Biodiversity Enhancements) 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: Refuse **Date of Decision:** 25 March 2025
CZP

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 3rd February 2025 **Appn No.:** 25/00179
Type: Certificate of Lawful Use
Proposal: Certificate of lawfulness to determine whether the existing use as a 6 person HMO is lawful.

Location: **9A Black Horse Close Windsor SL4 5QP**
Applicant: Mr Bhatti **c/o Agent:** Mr Amar Sidhu 38 Duffield Lane Stoke Poges Slough SL2 4AD

Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 27 March 2025
ZP

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 28th January 2025 **Appn No.:** 25/00180
Type: Full
Proposal: Single storey front/side extension, part garage conversion, single storey rear/side extension and alterations to fenestration to include relocated front door, following the demolition of existing elements

Location: **8 Marbeck Close Windsor SL4 5RB**
Applicant: Mr And Mrs Mark And Julie Weed **c/o Agent:** Martin Pugsley MP Building Plans Ltd 1 Testwood Road Windsor SL4 5RL

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 21 March 2025
ZP

Ward: Clewer And Dedworth West
Parish: Windsor Unparished
Appn. Date: 19th February 2025 **Appn No.:** 25/00404
Type: Works To Trees Covered by TPO
Proposal: (T1) Oak - Crown lift secondary branches to a height of 4.5m over ground level and crown thin regrowth from previous reduction works by no more than 15% (001/1970/TPO)

Location: **10 Duncannon Crescent Windsor SL4 4YP**
Applicant: Mr Edward Freixo **c/o Agent:** Mr Edward Freixo Santos Timber 89 Waverley Road London N17 0PA

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
AYB

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 30th January 2025 **Appn No.:** 25/00209
Type: Full
Proposal: Single storey rear/side extension and new shared party wall.

Location: **21 Oak Lane Windsor SL4 5EU**
Applicant: Farin Roberts-Mudie **c/o Agent:** Miss Amelia Perez Bravo Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE

Decision Type: Delegated
Decision: Refuse **Date of Decision:** 25 March 2025
DBL

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 31st January 2025 **Appn No.:** 25/00223
Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of planning permission 24/00442/FULL without complying with Condition 2 (External Materials) and 3 (First Floor Windows).
Location: **35 Imperial Road Windsor SL4 3RU**
Applicant: Sophie West **c/o Agent:** Miss Rebecca Parnell Freedom Homes Architects 85 Uxbridge Road Ealing Cross London W5 5BW
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 March 2025
AI

Ward: Clewer East
Parish: Windsor Unparished
Appn. Date: 5th February 2025 **Appn No.:** 25/00251
Type: Works To Trees Covered by TPO
Proposal: (T1, T2, T3) Lime x 3 - re-pollard. (003/1962/TPO).
Location: **Hatton Court Alma Road Windsor**
Applicant: Miss Aimee Allen
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 21 March 2025
HL

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 20th August 2024 **Appn No.:** 24/01999
Type: Full
Proposal: External alterations and repair works to Ockwells Manor, including external repairs to address water ingress issues including re-roofing in part and improvements to weathering protection and rainwater capacity and works to improve drainage systems and routes, like for like repairs to roof coverings, timber framing, brick infill panels and glazing. Upgrades to existing building services (heating, ventilation, lighting and power) and introduction of low/zero carbon technologies onto the estate requiring upgrades to the existing plant room.
Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Sebastien Aguetant **c/o Agent:** Nick Cox Architects 77 Heyford Park Upper Heyford Oxfordshire OX25 5HD
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 27 March 2025
MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 20th August 2024 **Appn No.:** 24/02000
Type: Listed Building Consent
Proposal: Consent for internal and external alterations and repair works to Ockwells Manor, including internal reconfiguration of existing bathrooms, external repairs to address water ingress issues including re-roofing in part and improvements to weathering protection and rainwater capacity and works to improve drainage systems and routes. Internal works also include redecoration of internal finishes, conservation of other wall finishes, repair and renewal of floor finishes and other like for like repairs to roof coverings, timber framing, brick infill panels and glazing. Upgrades to existing building services (heating, ventilation, lighting and power) and introduction of low/zero carbon technologies onto the estate requiring upgrades to the existing plant room.
Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Sebastien Aguetant **c/o Agent:** Nick Cox Architects 77 Heyford Park Upper Heyford Oxfordshire OX25 5HD
Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 27 March 2025
MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 16th August 2024 **Appn No.:** 24/02009
Type: Listed Building Consent
Proposal: Consent to carry out a series of like-or-like internal and external repairs to the timber frame, brick infill panels and plain tile roof; handrail installation, replacement of the existing guttering and downpipes; the installation of a new screed floor, with dish drains and the installation of new demountable stable boxes for additional polo horses.

Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Sebastien Aguetant **c/o Agent:** Neil Burgess Nick Cox Architects 77 Heyford Park Upper Heyford OX25 5HD

Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 27 March 2025
MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 12th September 2024 **Appn No.:** 24/02225
Type: Listed Building Consent
Proposal: Consent for internal and external structural repairs to the timber frame, roof structure and brick infill panels, replacement of existing roof and installation of type 1F felt; installation of new demountable stables and the replacement of a pair of external double doors to the former garage; removal of the modern render infill panels to the Bailiffs Room and replacement with lath and plaster and internal plastered wood fibre insulation; and alterations to the existing timber store.

Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Sebastien Aguetant **c/o Agent:** Neil Burgess Nick Cox Architects 77 Heyford Park Upper Heyford OX25 5HD

Decision Type: Delegated
Decision: Application Withdrawn **Date of Decision:** 27 March 2025
MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 15th November 2024 **Appn No.:** 24/02745
Type: Full
Proposal: Garage conversion to create 1no. dwelling ancillary to the main dwelling, replacement roof and canopy, repairs to external fabric, lower terrace levels and new external openings, 1no. new dormer to north elevation new front door and 1no. air source heat pump.

Location: **Ockwells Manor Ockwells Road Maidenhead SL6 3AB**
Applicant: Sebastien Aguetant **c/o Agent:** Neil Burgess Nick Cox Architects 77 Heyford Park Upper Heyford OX25 5HD

Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 March 2025
MZV

Ward: Cox Green
Parish: Cox Green Parish
Appn. Date: 21st February 2025 **Appn No.:** 25/00430
Type: Non-material Amendment
Proposal: Non material amendments to planning permission 23/00834/OUT for the altered access and movement drawn on the parameter plan.

Location: **Land Bordered By Woodlands Park Avenue And Woodlands Park Road Maidenhead**
Applicant: Miss Keith
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
NYW

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 3rd February 2025 **Appn No.:** 25/00099
Type: Full
Proposal: Garage conversion, part single, part two storey rear extension and alterations to fenestration.
Location: **3 Holmlea Walk Datchet Slough SL3 9EW**
Applicant: Mr Mohammed Shiras **c/o Agent:** Mr Rajinder Atra 4 Second Avenue Hayes Middlesex UB3 2EH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 21 March 2025
FAC

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 3rd February 2025 **Appn No.:** 25/00214
Type: Full
Proposal: Redecoration of the existing shopfront with recessed door and 5no. swan neck lights.
Location: **Hardware House The Green Datchet Slough SL3 9BJ**
Applicant: Mr Memik Gilgil **c/o Agent:** Mr Ian Benbow Ian Benbow RIBA Chartered Architect 12 Meadow Close Old Windsor SL42PB
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 March 2025
DBL

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 3rd February 2025 **Appn No.:** 25/00215
Type: Advertisement
Proposal: Consent to display 2no. internally illuminated fascia signs.
Location: **Hardware House The Green Datchet Slough SL3 9BJ**
Applicant: Mr Memik Gilgil **c/o Agent:** Mr Ian Benbow Ian Benbow RIBA Chartered Architect 12 Meadow Close Old Windsor Slough SL4 2PB
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 March 2025
DBL

Ward: Datchet Horton And Wraysbury
Parish: Datchet Parish
Appn. Date: 17th February 2025 **Appn No.:** 25/00231
Type: Works To Trees In Conservation Area
Proposal: (T1 - T8) Limes - Repollard.
Location: **Riverbank 9 Southlea Road Datchet Slough SL3 9BY**
Applicant: Mrs Child **c/o Agent:** Rebecca Watts R Watts And Sons Ltd Unit 3 Abbeyholm Nashdom Lane Burnham SL1 8NJ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 21 March 2025
HL

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 3rd February 2025 **Appn No.:** 25/00238
Type: Full
Proposal: Part single part first floor side/rear extension.
Location: **14 Garson Lane Wraysbury Staines TW19 5JF**
Applicant: Mr Gavin Seager
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
ZP

Ward: Datchet Horton And Wraysbury
Parish: Wraysbury Parish
Appn. Date: 6th February 2025 **Appn No.:** 25/00273
Type: Full
Proposal: Garage conversion, two storey rear/side extension, single storey front/side extension, alterations to fenestration and 1 no. outbuilding.
Location: **7 Acacia Avenue Wraysbury Staines TW19 5HD**
Applicant: Mr And Mrs G S Sandhu **c/o Agent:** Mr Kaleem Janjua M C S Design Architectural Services
 Rivendell 8A Priory Lane Warfield Bracknell RG42 2JU
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 March 2025
ZP

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 31st January 2025 **Appn No.:** 24/02575
Type: Advertisement
Proposal: Consent to retain an externally illuminated fascia sign.
Location: **Neals Yard 8 Peascod Street Windsor SL4 1DT**
Applicant: Mr David Sleigh
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 3rd February 2025 **Appn No.:** 25/00124
Type: Advertisement
Proposal: 1 no. non-illuminated hanging sign, 2 no. externally illuminated fascia and 2 no. externally illuminated menu boxes.
Location: **Carluccio's Unit 27-28 Windsor Royal Railway Station Jubilee Arch Windsor SL4 1PJ**
Applicant: Mr Pullen **c/o Agent:** Mr Mick Roberts @Architect UK LTd Clocktower House Suite 2 Station Road West Horndon CM13 3XL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 March 2025
DBL

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 6th February 2025 **Appn No.:** 25/00155
Type: Full
Proposal: The installation of 1no. A/C unit to the rear ground floor and 1no. associated supply vent to the rear first floor. (Retrospective).
Location: **Itsu 26 Peascod Street Windsor SL4 1DU**
Applicant: **c/o Agent:** Rolfe Judd Planning Old Church Court Claylands Road Oval London SW8 1NZ
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 March 2025
FAC

Ward: Eton And Castle
Parish: Windsor Unparished
Appn. Date: 28th January 2025 **Appn No.:** 25/00156
Type: Prior Approval Class MA
Proposal: Prior approval for the change of use of the first and second floor from Commercial, Business and Service (Class E) to Residential (Class C3) for 1 no. dwelling.
Location: **No5 St Leonards Road 5 St Leonards Road Windsor SL4 3BN**
Applicant: Mr Danny Moore **c/o Agent:** Ms Raheel Khan UPP Architects + Town Planners LABS Atrium The Stables Market Chalk Farm Road London NW1 8AH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 25 March 2025
ZP

Ward: Eton And Castle
Parish: Eton Town Council
Appn. Date: 7th February 2025 **Appn No.:** 25/00286
Type: Full
Proposal: Single storey side/rear extension
Location: **47 Eton Wick Road Eton Wick Windsor SL4 6LX**
Applicant: Mr Richard Schroder **c/o Agent:** Mr Philip Hurdwell PJH Design 41 Upcroft Windsor SL4 3NH
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 March 2025

AI

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 3rd February 2025 **Appn No.:** 25/00235
Type: Full
Proposal: Single storey side/rear extension, alterations to fenestration, rear raised terrace and demolition of the existing detached outbuilding.
Location: **19 Furze Platt Road Maidenhead SL6 7ND**
Applicant: Robert Henderson **c/o Agent:** Miss Amelia Perez Bravo Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 March 2025

CZB

Ward: Furze Platt
Parish: Maidenhead Unparished
Appn. Date: 17th February 2025 **Appn No.:** 25/00336
Type: Full
Proposal: Single storey side/rear extension and alterations to fenestration following the demolition of the existing single storey element.
Location: **34 Oaken Grove Maidenhead SL6 6HH**
Applicant: Mr Rob Good **c/o Agent:** Mr Dean Luxton Delux Designs 20 Gale Gardens Hayley Green Bracknell RG42 6FL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 March 2025

MZW

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 15th January 2025 **Appn No.:** 25/00079
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed garage conversion, 1no. detached garage/gym building, alterations to fenestration and detached pool house are lawful.
Location: **Hawksbill Shurlock Row Reading RG10 0PL**
Applicant: Mr And Mrs Clark **c/o Agent:** Mrs Bronwen Gombert Connected Architecture Limited 17 Woodlands Park Road Maidenhead SL6 3NW
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 27 March 2025

DBL

Ward: Hurley And Walthams
Parish: Waltham St Lawrence Parish
Appn. Date: 6th February 2025 **Appn No.:** 25/00274
Type: Discharge of Condition
Proposal: Details required by Condition 9 (Ground investigation) of planning permission 22/00270/FULL (allowed on appeal) for the Erection of 12no. dwellings with associated parking and landscaping and the retention of the existing access road following the demolition of the existing buildings, warehouse, external storage areas and hardstanding.
Location: **Bellman Hanger Shurlock Row Reading RG10 0PL**
Applicant: Mr James Griffiths
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 25 March 2025

ME

Ward: Hurley And Walthams
Parish: Hurley Parish
Appn. Date: 18th March 2025 **Appn No.:** 25/00672
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed replacement outbuilding ancillary to the main dwelling is lawful.
Location: **51 Choseley Road Knowl Hill Reading RG10 9YS**
Applicant: Gillian And Stewart Bristow **c/o Agent:** Miss Holly Smith Cookham Design Partnership
Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Permitted Development **Date of Decision:** 27 March 2025
FAC

Ward: Old Windsor
Parish: Old Windsor Parish
Appn. Date: 27th January 2025 **Appn No.:** 25/00136
Type: Full
Proposal: Single storey front extension
Location: **Roseland Dry Cleaners 2 Wheatsheaf Parade St Lukes Road Old Windsor Windsor SL4 2QH**
Applicant: Mr A Aksahin **c/o Agent:** Mr Sinan Ay Sayar Design 14 Marsh Close Waltham Cross EN8 7JF
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 24 March 2025
ZP

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 17th December 2024 **Appn No.:** 24/03042
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed single storey side extension is lawful.
Location: **Sweeps Cottage Lee Lane Maidenhead SL6 6NU**
Applicant: Mr And Mrs T Pinder **c/o Agent:** Stephen Varney Stephen Varney Associates Ltd First Floor
Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 24 March 2025
ZP

Ward: Pinkneys Green
Parish: Maidenhead Unparished
Appn. Date: 24th February 2025 **Appn No.:** 25/00408
Type: Works To Trees Covered by TPO
Proposal: (T1) Conifer - fell. (013/19994/TPO)
Location: **15 Abell Gardens Maidenhead SL6 6PS**
Applicant: Mr Joe Margerrison
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 March 2025
HL

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 15th July 2024 **Appn No.:** 24/01648
Type: Full
Proposal: Replacement self-build dwelling, installation of 2no. air source heat pump and widening of the existing access. (Amended Description)
Location: **7 Woodhurst Road Maidenhead SL6 8TG**
Applicant: Mr Brian Willcox **c/o Agent:** Stephen Varney Associates Stephen Varney Associates Ltd First Floor
Building 3 Concorde Park Concorde Road Maidenhead SL6 4BY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 March 2025
DAB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 5th November 2024 **Appn No.:** 24/02645
Type: Full
Proposal: 1no. new dwelling with PV panels and 1no. Air Source Heat Pump, EV charging point, bin and bike store, hardstanding and new boundary treatment.
Location: **Land To The Rear of 70 To 74 Blackamoor Lane Maidenhead**
Applicant: Mr Des McGuckin **c/o Agent:** Mr Steven Clarke Napier Clarke Architects First Floor Offices 72 West Street Marlow, Bucks SL7 2BP
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 27 March 2025
DPK

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 7th January 2025 **Appn No.:** 24/03163
Type: Full
Proposal: Garage conversion to habitable accommodation.
Location: **15 Ray Mill Road West Maidenhead SL6 8SA**
Applicant: Mr Oliver Foy **c/o Agent:** Mr Philip Hurdwell PJH Design 41 Upcroft Windsor SL43NH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 March 2025
MZW

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 29th January 2025 **Appn No.:** 25/00128
Type: Full
Proposal: Single storey front extension, single storey front/side extension, single storey rear extension with flue and PV panels, new steps, alterations to the external finish and fenestration and a replacement garage with first floor habitable accommodation (home office), Juliet balcony and glazed link to the main dwelling.
Location: **Whitewalls 3 Horton Close Maidenhead SL6 8TP**
Applicant: Mr Tim Smith **c/o Agent:** Mr Alistair Riley Alistair Riley Architects 122 Upper Way Upper Longdon Rugeley WS15 1QD
Decision Type: Delegated
Decision: Refuse **Date of Decision:** 24 March 2025
CZB

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 4th February 2025 **Appn No.:** 25/00244
Type: Full
Proposal: 1no. bay window, replacement doors and 1no. rooflight to the single storey rear element.
Location: **12 Boulters Court Maidenhead SL6 8TH**
Applicant: Mr Richard Nash **c/o Agent:** Miss Holly Smith Cookham Design Partnership Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
MZW

Ward: Riverside
Parish: Maidenhead Unparished
Appn. Date: 14th February 2025 **Appn No.:** 25/00368
Type: Works To Trees In Conservation Area
Proposal: (G1) Lawson cypress - Reduce height to no lower than 6m.
Location: **Mill Head Boulters Lock Island Maidenhead SL6 8JR**
Applicant: Mr Joe Margerrison
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
HL

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 22nd September 2023 **Appn No.:** 23/02311
Type: Full
Proposal: Change of use and refurbishment of the Grade II listed Silwood Manor and attached stables to residential use comprising 21 apartments plus associated external works to provide parking, access, and landscaping. Retention, refurbishment and extension of Silwood Lodge. Erection of 14 new dwellings within the Silwood Park grounds following the demolition of the existing outbuildings including access, parking and landscaping. Reuse of existing site access from London Road.
Location: **Land At Silwood Park London Road Sunninghill Ascot**
Applicant: Beechcroft Developments Ltd & NSS IV (Investments) Ltd **c/o Agent:** Mr Graham Wilson Savills 72-76 High Street Sevenoaks TN13 1JR
Decision Type: Committee Decision
Decision: Application Permitted **Date of Decision:** 24 March 2025
 JO

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 18th December 2024 **Appn No.:** 24/03081
Type: Works To Trees In Conservation Area
Proposal: (T2) Multistem Sweet Chestnut - cut back all overhang branches to boundary.
Location: **6 Trinity Crescent Sunningdale Ascot SL5 0NQ**
Applicant: Deepak Shukla **c/o Agent:** Mrs Theresa Ridgers Calibra Tree Surgeons Ltd Lane End Cottage Warfield Street Warfield RG42 6AR
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 March 2025
 AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 17th December 2024 **Appn No.:** 24/03083
Type: Full
Proposal: Part single part two storey side/rear extension and alterations to fenestration following part demolition of existing rear element
Location: **9 Whitmore Lane Ascot SL5 0NS**
Applicant: Mr Channell **c/o Agent:** Victoria Page Victoria Page Architecture 27 Hermitage Woods Crescent Woking GU21 8UE
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 21 March 2025
 AI

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 17th January 2025 **Appn No.:** 25/00051
Type: Works To Trees Covered by TPO
Proposal: T1 Oak tree - Crown lift to a height of 5m over ground level and tip reduce branches overhanging the boundary of Amari House by no more than 2m to leave a finished crown spread of 9m to the south.
Location: **107 - 111 Chobham Road Sunningdale Ascot**
Applicant: Mr Phil Hyatt **c/o Agent:** Mrs Amanda Denning JDB Contractors And Son Ltd Timber Mill Yard Fleet Road Eversley RG27 0PY
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 March 2025
 AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 21st January 2025 **Appn No.:** 25/00093
Type: Full
Proposal: New front porch, single storey rear/side extension with 1 no. garage conversion and new roofs, 1 no. first floor side juliet balcony and alterations to fenestration.
Location: **Brock Set House Broomfield Park Sunningdale Ascot SL5 0JT**
Applicant: Mr Assad Moghul **c/o Agent:** Mr Mike Fenner-Solomon MichaelJane Architecture 9 Clinton Avenue East Molesey KT8 0HS
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 21 March 2025
DZC

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 31st January 2025 **Appn No.:** 25/00158
Type: Full
Proposal: Single storey infill extension, single storey side extension, new steps, hardstanding, gates and boundary treatment and alterations to fenestration following demolition of existing conservatory.
Location: **Hillside Court Hillside Park Sunningdale Ascot SL5 9RP**
Applicant: Dr Georgina Kilner **c/o Agent:** Mr Mike Beck Mike Beck Design Ltd 1 Stirling Close Frimley GU16 8SR
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
DBL

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 28th January 2025 **Appn No.:** 25/00177
Type: Works To Trees Covered by TPO
Proposal: T1 and T2 - Copper Beech trees - Crown thinning by upto 10% and Crown reduction by up to 2m (001/1978/TPO).
Location: **8 Chanctonbury Drive Ascot SL5 9PT**
Applicant: Mr Paul Rozier
Decision Type: Delegated
Decision: Partial Refusal/Partial Approval **Date of Decision:** 27 March 2025
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 31st January 2025 **Appn No.:** 25/00227
Type: Works To Trees Covered by TPO
Proposal: T1 Scots Pine - Crown spread reduction on southwest side by 2m to a final spread of 6m (003/1990/TPO).
Location: **2 Wyldewoods Hancocks Mount Ascot SL5 9RB**
Applicant: Mrs Andrea Prickett **c/o Agent:** Mr Paul Warrener Branch Management 110 Bagshot Green Bagshot GU19 5JT
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 25 March 2025
AYB

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 4th February 2025 **Appn No.:** 25/00246
Type: Full
Proposal: New front canopy with relocated front door, new mono pitched roof over the existing single storey front element, single storey rear extension, and alterations to the external finish and fenestration.
Location: **Woodruffe Onslow Road Sunningdale Ascot SL5 0HW**
Applicant: Mr And Mrs George And Karen Pettigrew **c/o Agent:** Ellen Cullen Fluent ADS Ltd Elmbrook House 18-19 Station Road Sunbury On Thames TW16 6SB
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 26 March 2025
FAC

Ward: Sunningdale And Cheapside
Parish: Sunninghill And Ascot Parish
Appn. Date: 6th February 2025 **Appn No.:** 25/00277
Type: Discharge of Condition
Proposal: Details required by Condition 5 (BNG) of planning permission 24/00351/FULL for the Construction of a fenced multi use games area with pathways and associated landscaping.
Location: **Reactor Centre Imperial College Silwood Park Buckhurst Road Ascot**
Applicant: Imperial College London **c/o Agent:** Mr Neil McHugh MUGA UK Ltd Mill Farm Hathern Road Shepshed LE12 9RP
Decision Type: Delegated
Decision: Approve Discharge of Condition **Date of Decision:** 27 March 2025

JO

Ward: Sunningdale And Cheapside
Parish: Sunningdale Parish
Appn. Date: 6th February 2025 **Appn No.:** 25/00280
Type: Full
Proposal: Single storey rear extension.
Location: **Deanery Cottage Broomfield Park Sunningdale Ascot SL5 0JS**
Applicant: Mr. And Mrs. I Beasley **c/o Agent:** Mr Christopher Arden Christopher Arden Chartered Architects 11 Galton Road Sunningdale Ascot SL5 0BP
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 27 March 2025

AI

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 11th December 2024 **Appn No.:** 24/02941
Type: Full
Proposal: Fascia panel for permitted signage to Unit A02, Building A, One Maidenhead.
Location: **57 King Street Maidenhead SL6 1JR**
Applicant: Nando's Chickenland Ltd. **c/o Agent:** Mr Sam Harper Firstplan Broadwall House 21 Broadwall London SE1 9PL
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 28 March 2025

DPK

Ward: St Marys
Parish: Maidenhead Unparished
Appn. Date: 20th January 2025 **Appn No.:** 25/00116
Type: Full
Proposal: Single storey rear extension and alterations to fenestration.
Location: **143 Grenfell Road Maidenhead SL6 1EY**
Applicant: Mr Adam Stafford **c/o Agent:** Mr Michael Oakes Michael Oakes Architects Ltd (Registered Architects) 10 Parkfield Avenue Hillingdon UB10 0DF
Decision Type: Delegated
Decision: Application Permitted **Date of Decision:** 21 March 2025

CZB

Appeal Decision Report

24 February 2025 - 24 March 2025

Windsor and Ascot

Appeal Ref.: 24/60087/REF **Planning Ref.:** 23/01680/FULL **Plns Ref.:** APP/T0355/W/24/
3347128

Appellant: Serban **c/o Agent:** N Griffin Inception Planning Limited Quatro House Frimley Road
Camberley GU16 7ER

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

Description: 1no. dwelling and new entrance gates following the demolition of the existing garages.

Location: **Garage Block At The Glen London Road Sunninghill Ascot**

Appeal Decision: Dismissed **Decision Date:** 26 February 2025

Main Issue:

Appeal Ref.: 24/60089/REF **Planning Ref.:** 23/01387/FULL **Plns Ref.:** APP/T0355/W/24/
3345911

Appellant: Mr Jatin Patel **c/o Agent:** Mrs Kathryn Block Bell Cornwell Llp Unit 2 Meridian Office Park,
Osborn Way HOOK RG27 9HY

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

Description: Subdivision of existing residential dwelling into 5 flats (including partial demolition and
extension of the dwelling) and erection of 10no. detached and semi-detached dwellings
together with revised access, driveways and landscaping.

Location: **Broom Lodge And Land At Broom Lodge Stanwell Road Horton Slough**

Appeal Decision: Dismissed **Decision Date:** 26 February 2025

Main Issue:

In view of the findings relating to heritage, drainage and Green Belt matters, the application of policies in the Framework that protect areas or assets of particular importance provide strong reasons for refusing the development proposed. Therefore, the presumption in favour of sustainable development of the Framework is not met in this instance. Findings: 1.

Character and Appearance The proposed number of residential units will significantly change the spacious, partially undeveloped appearance of the appeal site. The scheme will significantly intensify the amount of built form and human activity across the appeal site. This will alter its tranquil and secluded rural character. Contrary to Policy QP1, Policy QP3 of the Council's Borough Local Plan 2013 -2033 (adopted 2022) (the Local Plan). Policy NP/HOU1 and Policy NP/HOU2 and of the Horton and Wraysbury Neighbourhood Plan (2011-2026) (the Neighbourhood Plan). 2. **Affordable Housing** No legal agreement had been prepared to secure such provision. No viability assessment has been provided which demonstrates that a policy compliant level of affordable housing provision cannot be borne by the appeal proposal. In the absence of an appropriate legal mechanism the appeal proposal conflicts with Policy HO3 Local Plan as it fails to secure the necessary affordable housing provision. 3. **Heritage** Development proposals are required to demonstrate how they preserve or enhance the character, appearance and function of heritage assets and their settings, and respect the significance of the historic environment. The development fails Policy HE1 of the Local Plan. 4. **Flood Risk** It has not been adequately demonstrated that the submitted drainage strategy will be effective in managing through all stages of the development. Also, in the absence of an adequate Sequential Test, the appeal scheme does not accord with the national policy approach to assessing and responding to managing flood risk. There is conflict with Policy NR1 of the Local Plan and Policy NP/HOU5 of the Neighbourhood Plan. 5. **Whether Inappropriate Development in Green Belt**

The appeal proposal does not meet the terms of paragraph 155 of the Framework as it does not meet the definition of Green Belt in the first instance. The acceptance of this particular scheme will still undermine the openness of the green belt given the density, scale, massing, layout and design of the combination of the proposed new build houses and supporting ground level development. Each of these harms to the Green Belt weigh substantially against the appeal scheme. No Very Special Circumstances exist that outweigh this harm, the titled balance does not apply. 6. **Climate Change** No legal agreement has been provided to secure that necessary mitigation for the Carbon Offset Fund requirement. Furthermore, no viability assessment has been provided which demonstrates that contribution cannot be borne by the appeal proposal. The appeal scheme therefore does not accord with Policy SP2 of the Local Plan. 7. **Existing Trees** Overall, an acceptable spatial relationship between the proposed dwellings and existing trees has not been demonstrated contrary to Policy NR3 and QP3 of the Local Plan. There would be an unacceptable effect on the living conditions enjoyed by the occupants of adjoining properties in terms of light and access to sunlight and daylight. Also boundary trees to the side and rear could be lost due to proximity to proposed dwellings. 8. **Living Conditions of Prospective Occupants**

The proposed development fails to provide a sufficiently good standard of accommodation for all future occupiers of the scheme. Consequently, there is conflict with Policy QP3 of the Local Plan and Policy NP/HOU1 of the Neighbourhood Plan which requires that new development provides sufficient levels of high quality private amenity space. 9. **Supply of Commercial Floorspace** From the submitted evidence, which includes the planning history of the appeal site, the lawfulness of the commercial use is unclear. Therefore, it is not agreed that it has been demonstrated that an unjustified loss in commercial floorspace will arise which is in conflict with Policy ED3 of the Local Plan. 10. **Whether Very Special Circumstances Exist** The above reasons mitigate against any VSC. The Planning Inspector notes 'The demonstration of very special circumstances is an extremely high policy bar to exceed. Overall, I conclude that these other considerations do not 'clearly outweigh' the harm identified by reason of inappropriateness and those other identified harms.' As such, the appeal proposal conflicts with paragraph 153 of the Framework. Moreover, the appeal scheme conflicts with Policy QP5 of the Local Plan in this regard. Nine original reasons for refusal were upheld with the loss of commercial floorspace reason, overturned. The appeal proposal does not accord with Policies HE1, HO3, NR1, NR3, QP1, QP3, QP5 and SP2 of the Local Plan and Policies NP/HOU1, NP/HOU2, NP/HOU4, NP/HOU5 and NP/OE1 of the Neighbourhood Plan. The nature and level of those conflicts is such that the appeal proposal does not accord with the development plan taken as a whole.

Appeal Ref.: 24/60109/REF **Planning Ref.:** 24/01195/CLAM **Plns Ref.:** APP/T0355/W/24/
A 3351802

Appellant: C/o Agent Newcore Capital Management LLP W1G 0JD

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

Description: Prior approval for the change of use from a commercial building (Class E) to residential (Class C3) to create 6no. new dwellings.

Location: **Unit A Silwood Park Buckhurst Road Ascot SL5 7PW**

Appeal Decision: Dismissed **Decision Date:** 24 February 2025

Main Issue: Since the determination of the application, a Direction made under Article 4 of the GPDO has come into force removing the permitted development right for the change of use from Class E to Class C on land including that of The Science Park at Silwood Park. The proposal would not therefore amount to permitted development which could be granted planning permission under Schedule 2, Part 3, Class MA. As the proposal would fail to constitute permitted development, the Inspector did not consider the prior approval matters as they would not alter the outcome of the appeal. The appeal was dismissed.

Appeal Ref.: 24/60110/REF **Planning Ref.:** 24/01213/CLAM **Plns Ref.:** APP/T0355/W/24/
A 3351803

Appellant: C/o Agent **c/o Agent:** Miss Zoe Tozer Savills 33 Margaret Street London W1G 0JD

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

Description: Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 10no. new dwellings.

Location: **Raplas Technoliges Unit B Silwood Park Buckhurst Road Ascot SL5 7PW**

Appeal Decision: Dismissed **Decision Date:** 24 February 2025

Main Issue: Since the determination of the application, a Direction made under Article 4 of the GPDO has come into force removing the permitted development right for the change of use from Class E to Class C on land including that of The Science Park at Silwood Park. The proposal would not therefore amount to permitted development which could be granted planning permission under Schedule 2, Part 3, Class MA. As the proposal would fail to constitute permitted development, the Inspector did not consider the prior approval matters as they would not alter the outcome of the appeal. The appeal was dismissed.

Appeal Ref.: 24/60111/REF **Planning Ref.:** 24/01196/CLAM **Plns Ref.:** APP/T0355/W/24/
A 3351805

Appellant: C/o Agent **c/o Agent:** Miss Zoe Tozer Savills 33 Margaret Street London W1G 0JD

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

Description: Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 12no. new dwellings.

Location: **Unit C Silwood Park Buckhurst Road Ascot SL5 7PW**

Appeal Decision: Dismissed **Decision Date:** 24 February 2025

Main Issue: Since the determination of the application, a Direction made under Article 4 of the GPDO has come into force removing the permitted development right for the change of use from Class E to Class C on land including that of The Science Park at Silwood Park. The proposal would not therefore amount to permitted development which could be granted planning permission under Schedule 2, Part 3, Class MA. As the proposal would fail to constitute permitted development, the Inspector did not consider the prior approval matters as they would not alter the outcome of the appeal. The appeal was dismissed.

Appeal Ref.: 24/60112/REF **Planning Ref.:** 24/01197/CLAM **Plns Ref.:** APP/T0355/W/24/
A 3351806

Appellant: C/o Agent **c/o Agent:** Miss Zoe Tozer Savills 33 Margaret Street London W1G 0JD

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

Description: Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 8no. new dwellings.

Location: **Steel Construction Institute Unit D Silwood Park Buckhurst Road Ascot SL5 7QN**

Appeal Decision: Dismissed **Decision Date:** 24 February 2025

Main Issue: Since the determination of the application, a Direction made under Article 4 of the GPDO has come into force removing the permitted development right for the change of use from Class E to Class C on land including that of The Science Park at Silwood Park. The proposal would not therefore amount to permitted development which could be granted planning permission under Schedule 2, Part 3, Class MA. As the proposal would fail to constitute permitted development, the Inspector did not consider the prior approval matters as they would not alter the outcome of the appeal. The appeal was dismissed.

Appeal Ref.: 24/60113/REF **Planning Ref.:** 24/01198/CLAM **Plns Ref.:** APP/T0355/W/24/
A 3351807

Appellant: C/o Agent **c/o Agent:** Miss Zoe Tozer Savills 33 Margaret Street London W1G 0JD

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

Description: Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 10no. new dwellings.

Location: **SFS Fire Services Unit E Silwood Park Buckhurst Road Ascot SL5 7PW**

Appeal Decision: Dismissed **Decision Date:** 24 February 2025

Main Issue: Since the determination of the application, a Direction made under Article 4 of the GPDO has come into force removing the permitted development right for the change of use from Class E to Class C on land including that of The Science Park at Silwood Park. The proposal would not therefore amount to permitted development which could be granted planning permission under Schedule 2, Part 3, Class MA. As the proposal would fail to constitute permitted development, the Inspector did not consider the prior approval matters as they would not alter the outcome of the appeal. The appeal was dismissed.

Appeal Ref.: 24/60114/REF **Planning Ref.:** 24/01199/CLAM **Plns Ref.:** APP/T0355/W/24/
A 3351810

Appellant: C/o Agent **c/o Agent:** Miss Zoe Tozer Savills 33 Margaret Street London W1G 0JD

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

Description: Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 20no. new dwellings.

Location: **Silwood Business Centre Silwood Park Buckhurst Road Ascot**

Appeal Decision: Dismissed **Decision Date:** 24 February 2025

Main Issue: Since the determination of the application, a Direction made under Article 4 of the GPDO has come into force removing the permitted development right for the change of use from Class E to Class C on land including that of The Science Park at Silwood Park. The proposal would not therefore amount to permitted development which could be granted planning permission under Schedule 2, Part 3, Class MA. As the proposal would fail to constitute permitted development, the Inspector did not consider the prior approval matters as they would not alter the outcome of the appeal. The appeal was dismissed.

Appeal Ref.: 24/60127/REF **Planning Ref.:** 22/03022/LBC **Plns Ref.:** APP/T0355/Y/24/3353924

Appellant: Mr And Mrs Ridd-Jones **c/o Agent:** Mrs Fiona Jones Cameron Jones Planning Ltd 3 Elizabeth Gardens Ascot SL5 9BJ

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

Description: Consent for the retention of the existing configuration of the doors, windows, vents and CCTV, retention of side lean-to, plinth and internal alterations.

Location: **The Stag 300 St Leonards Road Windsor SL4 3DX**

Appeal Decision: Withdrawn **Decision Date:** 4 March 2025

Appeal Ref.: 25/60003/REF **Planning Ref.:** 24/02222/FULL **Plns Ref.:** APP/T0355/D/24/3357518

Appellant: Mrs Rose Hackett **c/o Agent:** Mr Bill Lascelles Lascelles Design 68 Blackmoor Wood Ascot SL5 8EN

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

Description: Two storey rear extension and alterations to fenestration to the existing dwelling and a single storey rear extension to the existing garage.

Location: **19 Sutherland Chase Ascot SL5 8TE**

Appeal Decision: Dismissed **Decision Date:** 3 March 2025

Main Issue: The resultant excessive scale and bulk will be overly dominant, disproportionately large and monolithic. The proposal would not be subordinate or sympathetic. The development would appear overly dominant and overbearing to neighbouring residents and would adversely affect the living conditions of the occupiers of No. 21.

Appeal Ref.: 25/60018/REF **Planning Ref.:** 24/02598/FULL **Plns Ref.:** APP/T0355/D/25/3359143

Appellant: Mr J Kebe **c/o Agent:** Nigel Rose Nigel Rose Architects Sterling House Stroudley Road Basingstoke RG24 8UG

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

Description: New front porch, attached garage and alterations to fenestration.

Location: **5 Llanvair Drive Ascot SL5 9HS**

Appeal Decision: Dismissed **Decision Date:** 4 March 2025

Main Issue: Harm to living conditions of occupiers of the adjacent dwelling, with regard to whether the development would appear overbearing. The proximity of the proposed attached garage to the side and lounge window of the adjacent dwelling would mean that the flank wall and roof would be noticeable above the boundary fence. The conifer trees on the boundary would not prevent the bulk of the building being visible and the garage would have a longer lasting lifespan than the vegetation. The affected opening provides an important outlook in the part of the lounge nearest the development and is significant to the quality of the residential environment. Due to the height and proximity of the garage there would be an unpleasantly oppressive sense of enclosure. The proposed development would appear overbearing. Outlook is a different consideration to daylight and sunlight. The scheme would be contrary to the Borough Wide Design Guide, Principle 10.1 and the NPPF. Applicant had submitted an AIA with the appeal, but the overbearing impact was itself, sufficient to justify rejecting the appeal regardless of the matters raised relating to trees at the front and the proposed office window. The effect on the streetscene would be acceptable but this weighed neither for nor against the proposal.