

## Decisions Taken during week ending 30/01/2026

Application	Decision Issued	Case Officer	Proposal	Site Address	Decision Type	Decision
25/02610/HOUSE	28/01/2026	Catherine Ireland	Rear extension and internal alterations, dropped curb for associated parking.	Duffles Aldworth Road Upper Basildon Reading RG8 8NG	DEL	Withdrawn
Parish: Basildon Parish Council Ward: Basildon Applicant: Ms Charlotte Callery						
25/02313/FUL	26/01/2026	Gemma Kirk	Erection of barn, and diversion of public footpath	Butlers Farm Picklepythe Lane Beenham Reading RG7 5NT	DEL	Withdrawn
Parish: Beenham Parish Council Ward: Aldermaston Applicant: Ms. T Palmer						
26/00054/COND	27/01/2026	Donna Toms	Application for approval of details reserved by condition 6 'EPS Licence' of approved application 25/01790/FUL: The repair and conversion of existing outbuildings to ancillary residential use. The repair and extension of an existing storage outbuilding following demolition of small existing store. Installation of replacement surface water and foul water drainage. Replacement entrance gates, form new parking area and path to Farmhouse. Definition of the residential curtilage associated with Picton Farmhouse which is listed at Grade 2.	Picton Farm The Slade Bucklebury Reading RG7 6TL	DEL	Approval
Parish: Bucklebury Parish Council  Ward: Bucklebury Applicant: Mr and Mrs R Batten						

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25/01276/HOUSE	28/01/2026	Awaiting Allocation	<p>Parish: Bucklebury Parish Council</p> <p>Ward: Bucklebury</p> <p>Applicant: Miss Sarah Hodson</p> <p>Installation of a traditional victorian style greenhouse 9ft x 16 ft. Brick base with traditional aluminium and glass. The height of the greenhouse is 10ft at its tallest point. It is pastel sage green to blend in with a red brick base to match the main house. It will be located at the rear of the garden so it is not visible from Long Grove or the neighbouring houses. This part of the garden is designed as a kitchen garden with raised beds for vegetable and fruit growing. The greenhouse is manufactured by The GreenHouse People and is the Rushby model. It will require a concrete base which will be no larger than the greenhouse itself.</p>	Well Cottage Long Grove Upper Bucklebury Reading RG7 6QS		Application Returned
25/02574/HOUSE	29/01/2026	Lewis Richards	<p>Parish: Bucklebury Parish Council</p> <p>Ward: Bucklebury</p> <p>Applicant: Mr &amp; Mrs Strang</p> <p>Two storey side extension, single storey rear extension, porch to the front, veranda, addition of windows and solar panels.</p>	Ladywood Long Grove Upper Bucklebury Reading RG7 6QS	DEL	Refusal
25/02823/COND	28/01/2026	Harriet Allen	<p>Parish: Chieveley Parish Council</p> <p>Ward: Chieveley &amp; Cold Ash</p> <p>Applicant: Mr Anthony Pickford</p> <p>Application for approval of details reserved by condition 4 (Travel Plan) of approved on appeal 24/02692/FUL</p>	Quakers Day Nursery High Street Chieveley Newbury RG20 8TE	DEL	Refusal
25/02785/COND	26/01/2026	Jake Brown	<p>Parish: Cold Ash Parish Council</p> <p>Ward: Chieveley &amp; Cold Ash</p> <p>Applicant: Matthew and Robyn Hurn</p> <p>Application for approval of details reserved by Condition 4-Tree protection plan and condition 5-Materials of application 25/01614/HOUSE</p>	The Farmhouse Westrop Farm The Ridge Cold Ash Thatcham Newbury RG18 9JA	DEL	Approval

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25/01659/HOUSE	28/01/2026	Awaiting Allocation	<p>Parish: Cold Ash Parish Council</p> <p>The proposed works include the construction of a new timber and brick triple garage, replacing a recently demolished prefabricated single garage located at the side of the house. Additionally, the existing gravel driveway will be extended to improve access and provide a more functional turning and parking area on the lower part of the property. Planned alterations to the main house are as follows: Ground Floor: Installation of bi-fold doors to the kitchen on the south elevation. First Floor: Creation of a link between the rear and main sections of the house, along with a reconfiguration of the top floor to include a new bathroom and dressing room. A French door and balcony will also be added to the main bedroom.</p>	Prospect Cottage Long Lane Cold Ash Thatcham RG18 9LX		Application Returned
25/02810/HOUSE	29/01/2026	Elizabeth Moffat	Replacement of frames and roof of existing conservatory at rear of property	5 Yew Tree Mews High Street Compton Newbury RG20 6NQ	DEL	Approval
Parish: Compton Parish Council						
Ward: Ridgeway						
Applicant: Ms Siri Moorby						
25/02698/HOUSE	27/01/2026	Donna Toms	Single storey link to existing garage, conversion of garage to habitable room, utility room and storage.	3 Blake Road Hermitage Thatcham RG18 9WN	DEL	Approval
Parish: Hermitage Parish Council						
Ward: Chieveley & Cold Ash						
Applicant: Mr and Mrs Tandon						
25/02800/COND	26/01/2026	Sian Cutts	Application for approval of details reserved by condition 12 (Remediation Works) of approved 23/00584/OUT	The Gables Upper Eddington Hungerford RG17 0QL	DEL	Approval
Parish: Hungerford Town Council						
Ward: Hungerford & Kintbury						
Applicant: Mr and Mrs. C Vokins						

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25/01983/LBC	26/01/2026	Lauren Hill	Proposed extension, partial demolition, internal alterations, and replacement fenestration	Barton Court Kintbury Hungerford RG17 9SA	DEL	Approval
Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Mr James Matthews						
26/00171/TELE28	27/01/2026	Bob Dray	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of an 11M Light Wooden Pole near 1 Bath Road, Hungerford, RG17 0HF.	Street Record 2 Bath Road Kintbury Hungerford		Response Issued
Parish: Kintbury Parish Council  Ward: Hungerford & Kintbury Applicant: BT						
26/00172/TELE28	27/01/2026	Bob Dray	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of an 11M Light Wooden Pole near Barrs Yard, Bath Road, Hungerford, RG17 0HD.	Street Record 1 Bath Road Kintbury Hungerford		Response Issued
Parish: Kintbury Parish Council  Ward: Hungerford & Kintbury Applicant: BT						

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25/02816/COND	27/01/2026	Sian Cutts	Approval of details reserved by Conditions (16) Future Occupants Criteria and (17) External Lighting of planning permission 21/01530/FULMAJ: Section 73 variation of conditions 2 (plans), 18 (refuse and recycling) and 27 (Obscure glazing) of approved 19/02812/FULMAJ - Proposed change of use of the redundant and closed Methodist Chapel into six residential units and the change of use of the redundant and closed School Rooms into 5 residential units with associated demolition, alteration and conversion works.	Former 8 As Methodist Chapel and School Rooms Chapel Lane Lambourn Hungerford RG17 8YA	DEL	Split Decision
Parish: Lambourn Parish Council						
Ward: Lambourn						
Applicant: c/o						
25/02599/CONS	28/01/2026	Michael Butler	Project Number: TR0310002: A new marine facility consisting of a two-berth jetty for the handling of automotive roll on- roll off (Ro-Ro) cargo and dredged pocket to enable vessels to be suitably accommodated; Landside terminal space; A new terminal access road from the new facility to the A326 and possible modifications to the existing rail facilities at SGL; Environmental enhancements, including new habitat, habitat enhancement and landscape improvements (on and off-site); and New and improved public recreation provision and improved public access between the settlements of Hythe and Marchwood.	Solent Gateway 2	DEL	No Objection Raised
Parish: Newbury Town Council						
Ward: Newbury Central						
Applicant: Associated British Ports						
25/02748/CERTP	30/01/2026	Emma Jolliffe	Addition of dormers to rear aspect which do not exceed volume limits or main ridge height as indicated on drawings.	22 Gloucester Road Newbury Berkshire RG14 5JP	DEL	Approval
Parish: Newbury Town Council						
Ward: Newbury Central						
Applicant: Mr and Mrs Kingston						

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25/02824/HOUSE	29/01/2026	Elizabeth Moffat	Retrospective: Replacement Garage	51 Brummell Road Newbury RG14 1SG	DEL	Approval
Parish: Speen Parish Council Ward: Newbury Speen Applicant: Mr Elliot Brincat						
25/02530/COND	26/01/2026	Donna Toms	Approval of details reserved by Conditions (7) CMS, (13) CEMP and (14) LEMP of planning permission 23/01859/FULMAJ: Demolition of Windmill Court and the erection of 24no. dwellings, car parking, landscaping and other associated works	Windmill Court Windmill Road Mortimer Common Reading RG7 3RL	DEL	Refusal
Parish: Stratfield Mortimer Parish Council  Ward: Burghfield & Mortimer Applicant: c/o agent Lucy Bird						
25/02867/NONMA	30/01/2026	Michael Butler	Non-Material Amendment to approved application 22/01422/RESMAJ (Approval of reserved matters following Outline Permission 19/00981/OUTMAJ [Section 73: Variation of condition 6-approved plans of approved application 17/03004/OUTMAJ: This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sqm GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.] Matters seeking consent: Appearance, Landscaping and Scale). Amendments to Plots 51-58 and erection of a short section of low walling upon which the name of the development will be shown.	Land South Of Tower Gardens The Street Mortimer Common Reading	DEL	Approval
Parish: Stratfield Mortimer Parish Council  Ward: Burghfield & Mortimer Applicant: TA Fisher & Sons Ltd						

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25/02808/HOUSE	30/01/2026	Donna Toms	Ground floor front extension to form porch.	10 Alder Glade Burghfield Common Reading RG7 3HW	DEL	Approval
Parish: Sulhamstead Parish Council						
Ward: Bradfield						
Applicant: Mr Patrick Kearney						
25/02758/PASOL	27/01/2026	Gemma Kirk	Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings: Proposed roof mounted solar panels	Kennet School Stoney Lane Thatcham RG19 4LL	DEL	Approval
Parish: Thatcham Town Council						
Ward: Thatcham Colthrop & Crookham						
Applicant: Mr S Beattie						
25/02152/FUL	26/01/2026	Lewis Richards	Repointing, dismantling, rebuilding and provision of new foundations to existing boundary wall.	Church Of St Mary Church Gate Thatcham	DEL	Approval
Parish: Thatcham Town Council						
Ward: Thatcham Central						
Applicant: Ms Laura Carlin						
08/02326/FULD	27/01/2026	Emma Nutchey	Resiting of garage block plot no.373 and house plot nos. 357, 374 and 375.	Former MOD Storage Depot Site Station Road Thatcham Berkshire		Returned as Not Vali
Parish: Thatcham Town Council						
Ward: Thatcham South & Crookham, Thatcham						
Applicant: David Wilson Homes						
25/00201/FULMAJ	30/01/2026	Michael Butler	Proposed development comprising new commercial start-up units (Use Class E(g)), a flexible commercial, business, service unit (Use Class E, excluding E(d), E(e), and E(f)) and a drive-through cafe (Use Class E), together with parking, landscaping and associated works at Thatcham Garden Centre	Thatcham Garden Centre Bath Road Thatcham RG18 3AN	DEL	Approval
Parish: Thatcham Town Council						
Ward: Thatcham West						
Applicant: Paulin & Wilson Ltd						

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26/00165/TELE28	27/01/2026	Bob Dray	<p>Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the installation of electronic communications apparatus/development ancillary to radio equipment near Burghfield Mill, High Street, Theale, Reading, RG7 5AG</p> <p>Ward: Theale Applicant: Cornerstone</p>	Telecommunications Mast High Street Theale Reading		Response Issued
25/02806/COND	28/01/2026	Emma Nutchey	<p>Application for approval of details reserved by condition 21 (EV Charging) of approved 2400145/FULMAJ allowed on appeal APP/W/0340/W/25/3360702</p> <p>Parish: Theale Parish Council Ward: Theale Applicant: .</p>	Land Bounded by Hoad Way and M4 and High Street Theale Reading	DEL	Approval
25/02714/CERTP	26/01/2026	Catherine Ireland	<p>There is currently slabs for parking and I wish to extend it to accommodate a larger vehicle. There will be no dropped kerb and land is within my ownership.</p> <p>Parish: Tilehurst Parish Council Ward: Tilehurst Birch Copse Applicant: Miss Debbie Williams</p>	16 Somerset Walk Tilehurst Reading RG31 5NG	DEL	Refusal
25/02340/HOUSE	30/01/2026	Donna Toms	<p>Single storey side extension following demolition of the existing porch. New detached garage following demolition of existing detached garage. New close boarded timber fence.</p> <p>Parish: Tilehurst Parish Council Ward: Tilehurst &amp; Purley Applicant: Mrs Rebecca Gill</p>	1 Clanfield Crescent Tilehurst Reading RG31 6QN	DEL	Approval

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25/02528/OOD Parish: Wokefield Parish Council	28/01/2026	Michael Butler	Out of District Planning Consultation: Wokingham Borough Council: Ref 252498 - Hybrid planning application (part in full, part in outline) comprising outline application for: up to 2,800 residential units, to include up to 100 custom and self-build plots; 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry); one District Centre, to incorporate up to 11,000m <sup>2</sup> of Class E (Commercial, Business and Service, to include a foodstore of around 2,500m <sup>2</sup> ), and Class F (Local Community and Learning); one Local Centre, to incorporate up to 2,400m <sup>2</sup> of Class E; a Sports Hub to include sportspitches and pavilion space; up to 4,250m <sup>2</sup> of further Class E, Class F, and <i>su generis</i> development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures; 20 gypsy and traveller pitches; drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon; associated highway / transport / supporting infrastructure including spine road, pedestrian and cycle connections; associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation; up to 0.5ha of land adjoining St Bartholomews Church for use as cemetery. All matters reserved other than access. Application includes full permission for the delivery of proposed 40.4 hectares of Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm,	Out Of District Wokingham Borough Council Hall Farm Church Lane Arborfield Reading RG2 9HX	DEL	Response Issued

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			thedemolition of 3 existing dwellings, and the retention of specified buildings at HallFarm as specified by the applications drawings.			
Ward: Burghfield & Mortimer						
Applicant: University Of Reading						