

Decisions Taken during week ending 24/10/2025

<i>Application</i>	<i>Decision Issued</i>	<i>Case Officer</i>	<i>Proposal</i>	<i>Site Address</i>	<i>Decision Type</i>	<i>Decision</i>
25/00487/FUL Parish: Aldermaston Parish Council Ward: Aldermaston Applicant: Young Estates and Land Ltd	21/10/2025	Michael Butler	Extension of concrete hard-standing and associated boundary fence.	Land South Of Unit 6 Youngs Industrial Estate Paices Hill Aldermaston Reading	DEL	Approval
25/01957/HOUSE Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Mr J Bickerton and Ms H Anderson	20/10/2025	Harriet Allen	Conversion of existing garage to habitable ancillary use.	Woodland View The Ridge Cold Ash Thatcham RG18 9JB	DEL	Approval
25/01806/CERTP Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Paul Roberts	21/10/2025	Elizabeth Moffat	Replace existing large wooden garden shed with a new wooden garden shed on exactly the same footprint as the existing structure. The existing small workshop at the South Elevation of the existing structure will remain.	Delamere Ashmore Green Road Cold Ash Thatcham RG18 9JD	DEL	Refusal
25/02091/5DAY Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Phil Dryden	23/10/2025	Ed Jennings	Dead Douglas Fir: fell the tree with immediate effect because of the danger it poses to property and people	Beaulieu The Ridge Cold Ash Thatcham RG18 9HZ		No Objection Raised
25/01963/FUL Parish: Compton Parish Council Ward: Ridgeway Applicant: Martin	22/10/2025	Lauren Hill	Installation of handling units, discharge stacks and associated works.	Unit 4 - 6 Old Station Business Park Compton Newbury RG20 6NE	DEL	Approval

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25/01945/HOUSE Parish: Compton Parish Council Ward: Ridgeway Applicant: Ms Lynn Clarke	24/10/2025	Elizabeth Moffat	Construction of a 3-bay, timber framed detached garage	Speranza Downs Road Compton Newbury RG20 6RE	DEL	Approval
25/01876/FUL Parish: Great Shefford Parish Council Ward: Downlands Applicant: Young & Co Brewery	24/10/2025	Harriet Allen	Erection of new metal frame retractable roof pergola with sliding glazed side panels to garden. Retain, reuse and supplement the existing festoon lighting and heaters. New paving to replace and extend existing paved area. New bio ethanol fuel fireplace to new pergola, faux flue to omit from side elevation of pergola.	Pheasant Inn Ermin Street Shefford Woodlands Hungerford RG17 7AA	DEL	Approval
24/01286/FUL Parish: Hampstead Norreys Parish Council Ward: Ridgeway Applicant: The Gerald Palmer Eling Trust Company	21/10/2025	Donna Toms	River restoration works to the river Pang and associated wetland creation.	Land Adjacent River Pang and Sewage Treatment Works Hampstead Norreys Bridleway 5 Hampstead Norreys Thatcham	DEL	Withdrawn
25/01216/FULMAJ Parish: Hamstead Marshall Parish Council Ward: Hungerford & Kintbury Applicant: Mr and Mrs Steve and Debbi White	20/10/2025	Matthew Shepherd	Change of use of agricultural land to a dog walking facility	Spicers Copse Hamstead Marshall Newbury	DEL	Withdrawn
25/01771/FUL Parish: Hamstead Marshall Parish Council Ward: Hungerford & Kintbury Applicant: Mr and Mrs D Oppenheim	20/10/2025	Jake Brown	Agricultural Barn as an alternative to consented barn under Permission Reference 23/02550/FULMAJ.	Elm Farm Hamstead Marshall Newbury RG20 0HR	DEL	Approval

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25/01783/COND Parish: Hermitage Parish Council Ward: Chieveley & Cold Ash Applicant: Deanfield Homes	20/10/2025	Emma Nutchey	Application for Approval of Details Reserved by Condition 1-Phasing Condition, of application 24/01393/NONMAT (previous approval 20/00912/FULEXT)Aqua Callidus Nutrient Assessment and Budget Report dated 22/07/25Covering Letter dated 06/08/25	Land at End Of Charlotte Close Hermitage Thatcham	DEL	Approval
25/01960/HOUSE Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Mrs Armstrong	21/10/2025	Elizabeth Moffat	Installation of a timber garden studio in the side garden of 25A Park Street.	25A Park Street Hungerford RG17 0EF	DEL	Approval
25/01932/HOUSE Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: MR & MRS CHRISTOPHER HALL	24/10/2025	Helen Robertson	CONVERT GARAGE TO ANNEXE	1 Kennedy Meadow Hungerford RG17 0LR	DEL	Approval
25/01882/HOUSE Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Mr Patrick Newnham	21/10/2025	Lesley Humphries	Demolition of existing flat-roofed garage and erection of replacement garage with accommodation above.	Spinney House Kintbury Hungerford RG17 9SA	DEL	Approval
25/02045/PDNOT Parish: Midgham Parish Council Ward: Bucklebury Applicant: Royal Mail Group	23/10/2025	Gemma Kirk	Notification of proposal to empty and seal post box in preparation for its removal, due to the difficulty of access.	Post Box Bath Road Midgham Reading	DEL	Response Issued

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25/01499/ADV Parish: Newbury Town Council Ward: Newbury Central Applicant: Mr M Wall	22/10/2025	Harriet Allen	3no New wall mounted fascia signs.	Document House 7 - 9 Wharf Street Newbury RG14 5AN	DEL	Approval
25/01399/5DAY Parish: Newbury Town Council Ward: Newbury Central Applicant: Alan Mortis	23/10/2025	Ed Jennings	T2 and T3 - Ash - Are suffering from Ash Dieback. Although there are some parts of the trees that still have leaves, the trees are obviously dying and I believe that they should be removed in order to ensure that they don't fall dangerously.	2 Oak Drive Enborne Road Newbury RG14 6PD		No Objection Raised
25/02273/OOD Parish: Newbury Town Council Ward: Newbury Central Applicant: Mr S Fada	23/10/2025	Awaiting Allocation	Out of District Planning Consultation BDBC: Ref 25/01735/RET - Timber five-bar gate and area of hardstanding for access to agricultural land (retrospective). Amendments: 1) Amended access gate plan and elevation showing extent of surfacing and 2) Revised Design and Access Statement	Out Of District Planning Consultation Basingstoke and Deane Borough Council Market Street Newbury		Recorded in Error
25/01437/FUL Parish: Newbury Town Council Ward: Newbury Central Applicant: Mr P Vaughan-Fowler	24/10/2025	Lauren Hill	Retrospective installation of a ventilation extract - non cooking	1 Bridge Street Newbury RG14 5BE	DEL	Approval
25/01438/LBC Parish: Newbury Town Council Ward: Newbury Central Applicant: Mr P Vaughan-Fowler	24/10/2025	Lauren Hill	Retrospective installation of a ventilation extract - non cooking	1 Bridge Street Newbury RG14 5BE	DEL	Approval

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25/01574/5DAY Parish: Newbury Town Council Ward: Newbury Clay Hill Applicant: Peter Holland	23/10/2025	Ed Jennings	Fell a diseased Ash tree located at Greenham Lock Marina	Greenham Lock Marina Greenham Lock Cottage Ampere Road Newbury RG14 5SN		No Objection Raised
25/01843/HOUSE Parish: Newbury Town Council Ward: Newbury Speen Applicant: Mr and Mrs Robertson	24/10/2025	Elizabeth Moffat	Garage Conversion and First Floor Ensuite	42 Donnington Square Newbury RG14 1PP	DEL	Approval
25/01936/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr L Rosier	21/10/2025	Lesley Humphries	Proposed conversion of garage with new flat roof replacing existing pitched roof and render to external walls.	23 Elizabeth Avenue Newbury RG14 6HA	DEL	Approval
25/01914/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr & Mrs Denning	23/10/2025	Lesley Humphries	Proposed single storey side and rear extensions, and internal and external alterations	14 Meadow Road Newbury RG14 7AH	DEL	Approval
25/02213/CERTP Parish: Padworth Parish Council Ward: Aldermaston Applicant: Mr and Mrs Stanley	21/10/2025	Michael Butler	The sitting of a mobile home to be used as an annex for elderly parents. The mobile home will be located on residential land more than 2m away from the boundary line.	June Rose Bensonholme Padworth Reading RG7 4JR	DEL	Refusal

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25/02110/COND Parish: Pangbourne Parish Council	23/10/2025	Gemma Kirk	Application for Approval of Details Reserved by Condition 4 - Archaeological Monitoring and Recording Assessment, of planning permission reference 23/01395/LBC (Relaying of flooring in Servant's Entrance, Servant's Stair and Lobby Area on Limecrete with underfloor heating, and new footing to C20th wall insertion built on top of existing paving slabs).	Bere Court Bere Court Pangbourne Reading RG8 8HT	DEL	Approval
Ward: Pangbourne Applicant: Mr P McHugh de Clare						
25/02077/COND Parish: Pangbourne Parish Council	23/10/2025	Gemma Kirk	Application for Approval of Details Reserved by Condition 5 - Building Recording Report, of planning permission reference 18/02628/LBC2 (To facilitate the safe and permanent removal of the extensive asbestos that exists in the ground and first floors and to enable access to the 15th/16th century vaults below the ground floor, we propose to replace the existing wood veneer floor in the drawing room with new oak floorboards and to improve the appearance of the interiors of the dining room and study, we propose to replace the relatively new existing pine floorboards with new solid oak boards.).	Bere Court Bere Court Pangbourne Reading RG8 8HT	DEL	Approval
Ward: Pangbourne Applicant: Mr P McHugh de Clare						
25/02088/COND Parish: Pangbourne Parish Council	24/10/2025	Gemma Kirk	Application for Approval of Details Reserved by Condition 3 - Archaeology Monitoring Report, of planning permission reference 24/00772/FUL (Part Retrospective: Buried Gas Tanks and Underground service routes related to new Boiler Room location and re-ordering works).	Bere Court Bere Court Pangbourne Reading RG8 8HT	DEL	Approval
Ward: Pangbourne Applicant: Mr P McHugh de Clare						

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25/01693/HOUSE Parish: Purley On Thames Parish Council Ward: Tilehurst & Purley Applicant: Mr Jomon George	21/10/2025	Lesley Humphries	Retrospective planning application to regularise 4 x 3 m log cabin installed on a level base and 4.8X 4.4 m wooden decking. The log cabin height is 241.5 cm, and its base starts just above ground level. Decking with steps.	4 Theobald Drive Tilehurst Reading RG31 6YA	DEL	Refusal

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25/01788/NONMA Parish: Shaw Cum Donnington PC	22/10/2025	Sian Cutts	Application for a non-material amendment following a grant of planning permission 20/02788/RESMAJ - Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ. Amendments: Removal of Condition 7 of 20/02788/RESMAJ and associated amendments to the approved layout drawings (as approved under NMA reference 24/00153/NONMAT which amended 20/02788/RESMAJ)	Land Adjacent To Hilltop Oxford Road Donnington Newbury	DEL	Refusal
Ward: Newbury Speen Applicant: David Wilson Homes (Southern)						

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25/02100/5DAY Parish: Shaw Cum Donnington PC Ward: Newbury Speen Applicant: Mandy Dooley	23/10/2025	Ed Jennings	The trees all fall with in the conservation area T2 dead Beech, T3 dead multi stemmed Cherry tree, T4 purple plumb failed at root plate T5,6 dead Ash trees we would like to remove.	Dreweatts Offices Donnington Priory Oxford Road Donnington Newbury RG14 2JE		No Objection Raised
25/01379/FUL Parish: Shaw Cum Donnington PC Ward: Newbury Speen Applicant: Shaw Cum Donnington Village Hall	24/10/2025	Lauren Hill	Extension to Village Hall to provide refurbished accommodation, toilets, kitchen and lettable space following demolition of substandard building fabric.	Donnington Village Hall Love Lane Donnington Newbury RG14 2JG	DEL	Approval

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25/01967/NONMA Parish: Speen Parish Council	22/10/2025	Cheyenne Kirby	Application for a non-material amendment following a grant of planning permission 22/01235/RESMAJ: Application for Approval of Reserved Matters following Outline Approval 23/00397/OUTMAJ - Section 73 - Application for Removal or Variation of a Condition following Outline Approval 17/02092/OUTMAJ - (Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure.) Matters to be considered: Access, Appearance, Landscaping, Layout and Scale. Amendments: change of housetype on plots 94, 99 and 100 from a 4 bedroom First Home to a 2 bedroom First Home, change of housetype on plot 98, but remaining as a 4 bedroom open marketing dwelling, additional plans to show the provision of solar PV panels on roofs.	Covered Reservoir Bath Road Speen Newbury	DEL	Refusal
Ward: Newbury Speen Applicant: David Wilson Homes (Southern)						
25/02436/5DAY Parish: Speen Parish Council Ward: Newbury Speen Applicant: Steven John	23/10/2025	Ed Jennings	Sycamore: 35% root decay. Remove.	Sextons Cottage Church Lane Speen Newbury RG14 1SA		No Objection Raised

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25/01969/HOUSE Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Mr and Ms. Sturt and O'Reilly	21/10/2025	Donna Toms	Proposed two storey side extension with part single-storey front extension and 1 No. rooflight to the existing flat roof to the rear of the property.	4 Croft Road Mortimer Common Reading RG7 3TS	DEL	Approval
25/01767/COND Parish: Streatley Parish Council Ward: Basildon Applicant: Dr and Mrs Megaw	20/10/2025	Catherine Ireland	Application for approval of details reserved by condition 10 'SuDS' of approved application 24/01944/FULMAJ: (A) Change of use of South Barn, North Barn and Middle Barn and associated land to a mixed use (Sui Generis) of (1) residential ancillary/incidental to the use of Streatley Farmhouse, (2) use for the provision of occasional events, and (3) storage within Middle Barn (used for purposes ancillary to the mixed use and/or open B8 use). (B) Internal and external alterations to South Barn. (C) Erection of replacement car port. (D) Internal and external alteration of Tractor Shed to provide secure ancillary residential storage for Streatley Farmhouse. (E) Change of use and external alterations of West Barn to provide 3 no. short-term lets (Use Class C3). (F) Change of use and internal and external alterations to Regatta Barn to provide a gym for both private and commercial use (Sui Generis). (G) Extension of residential curtilage to form a new vehicular driveway to Streatley Farmhouse. Erection of two greenhouses, replacement sheep barn, landscaping, car parking and associated works. (H) Retention of Streatley Farmhouse as a single residential dwelling (Use Class C3).	Streatley Farmhouse Wallingford Road Streatley Reading RG8 9PT	DEL	Approval

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25/02244/FUL Parish: Streatley Parish Council Ward: Basildon Applicant: Nigel Parsons	20/10/2025	Awaiting Allocation	Proposed new dwelling including new landscaping and parking	Churn Lodge Wantage Road Streatley Reading RG8 9LA		Returned as Not Valid
25/01879/HOUSE Parish: Streatley Parish Council Ward: Basildon Applicant: Mr Dave Chamberlain	23/10/2025	Lesley Humphries	Internal alterations to existing dwelling, including reconfiguring the ground floor to create an open-plan living and dining area and playroom, upgrading the kitchen and utility, installing skylights, and reconfiguring rooms on the first floor. The proposals include replacing existing timber windows with double-glazed grey aluminium windows and associated internal works. No external extensions are proposed, the roof height remains unchanged and there is no increase in floor area (additional area 0?m?).	Dunvegan House Townsend Road Streatley Reading RG8 9LH	DEL	Approval
25/02151/COND Parish: Sulhamstead Parish Council Ward: Bradfield Applicant: Tyle Mill LLC	21/10/2025	Gemma Kirk	Approval of details reserved by Condition (7) Bat License of planning permission 24/02378/HOUSE: Extensions to the Main House, Attic Conversion and Internal Alterations.	Tyle Mill Sulhamstead Reading RG7 4BS	DEL	Approval

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25/02371/COND Parish: Thatcham Town Council	23/10/2025	Catherine Ireland	Application for approval of details reserved by condition 3 'materials', 5 'lighting' and 13 'HMMP' of approved application 24/02582/REG4: Partial demolition and refurbishment of single storey education building to provide Early Years teaching accommodation including 2no. classrooms, hard and soft landscaping and external ASHP	Thatcham Park Primary School Park Avenue Thatcham RG18 4NP	DEL	Approval
Ward: Thatcham North East Applicant: West Berkshire District Council						
25/01877/HOUSE Parish: Thatcham Town Council Ward: Thatcham West Applicant: Mr Darren West	21/10/2025	Donna Toms	Provide an additional bedroom / dressing room / En-suite within an extended roof space above existing First Floor.	18 Westfield Road Thatcham RG18 3EJ	DEL	Approval
25/02118/PASSH Parish: Thatcham Town Council	23/10/2025	Donna Toms	Rear extension to replace an existing conservatory on same footprint with minor window and roof changes. 5.40M beyond rear wall x 2.60m maximum height x 2.35m height at eaves.	41 Paynesdown Road Thatcham RG19 3SE	DEL	Approval
Ward: Thatcham West Applicant: Mr and Mrs Bradley						
25/01968/HOUSE Parish: Wokefield Parish Council	24/10/2025	Donna Toms	S73 - Application to vary condition 2 'plans' following grant of planning permission 24/00288/HOUSE: Erection of a residential annexe to replace an existing outbuilding	4 Sawyers Ley Wokefield Reading RG7 3AQ	DEL	Refusal
Ward: Burghfield & Mortimer Applicant: Mr Richard Crampton						

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25/01916/LBC Parish: Woolhampton Parish Council Ward: Bucklebury Applicant: Mr Alex Frame	23/10/2025	Donna Toms	Retrospective: Retention of internal secondary glazing.	12 Abbey Gardens Woolhampton Reading RG7 5TZ	DEL	Approval