

## Decisions Taken during week ending 10/10/2025

<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>
25/01691/HOUSE Parish: Basildon Parish Council Ward: Basildon Applicant: Mr S Cousins	07/10/2025	Lewis Richards	Proposed detached garage and partial conversion of existing garage	Caius Cottage Aldworth Road Upper Basildon Reading RG8 8NG	DEL	Approval
25/02243/NONMA Parish: Beenham Parish Council	07/10/2025	Lewis Richards	Non-Material Amendment to planning permission 19/02959/HOUSE: Internal alterations and first floor extension to rationalise layout, new bathroom and staircase windows at first floor, new wall hanging tiles to replace existing on north-east and north-west elevations. Amendment: Installation of a new 650mm x 1750mm non opening window on the north east elevation of the new first floor extension.	Hillside Cottage Bourne Lane Beenham Reading RG7 5NS	DEL	Approval
25/01727/HOUSE Parish: Bradfield Parish Council Ward: Bradfield Applicant: Mr Stuart Birrell	07/10/2025	Lewis Richards	Detached garage	The Firs Tutts Clump Reading RG7 6JU	DEL	Approval
25/01287/HOUSE Parish: Brightwalton Parish Council Ward: Downlands Applicant: Mr and Mrs Fleming	07/10/2025	Lewis Richards	Retrospective: Alteration and extension of existing garden outbuilding	Appletree Cottage Brightwalton Newbury RG20 7BU	DEL	Approval

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25/00900/FUL Parish: Bucklebury Parish Council Ward: Bucklebury Applicant: Jason and Belinda Chaffer	07/10/2025	Gemma Kirk	Erection of a barn to house sheep and store hay.	Beenham Hatch The Avenue Bucklebury Reading RG7 6NR	DEL	Approval
25/02238/CERTP Parish: Bucklebury Parish Council  Ward: Bucklebury Applicant: Mr Llewellyn and Miss Pike	07/10/2025	Lewis Richards	Convert existing roof space into habitable space including roof lights. Single storey rear extension and home office at the rear garden.	Kolumbine Tylers Lane Bucklebury Reading RG7 6TN	DEL	Approval
25/01689/COND Parish: Bucklebury Parish Council  Ward: Bucklebury Applicant: Mr David Wilson	10/10/2025	Donna Toms	Application for Approval of Details Reserved by Condition 3 'lighting strategy', 5 'odour risk assessment', 6 'construction method statement', 8 'CEMP biodiversity', 9 'HMMP', 10 'noise impact assessment', 11 'contamination', 12 'Borehole' and 16 'landscape' of planning permission 24/02120/FULMAJ: Expansion and upgrade of Chapel Row Sewage Treatment Works (STW) onto land to the west of the existing operational STW site with associated fencing and landscaping works.	Sewage Treatment Works Paradise Way Chapel Row Reading RG7 6PA	DEL	Approval
25/01910/LBC Parish: Chieveley Parish Council Ward: Chieveley & Cold Ash Applicant: C/O AGENT	08/10/2025	Harriet Allen	Removal of a modern concrete infill step at the top of a basement landing to improve accessibility into the cellar.	The Old House High Street Chieveley Newbury RG20 8UX	DEL	Approval

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25/01939/COND Parish: Chieveley Parish Council  Ward: Chieveley & Cold Ash Applicant: C/O AGENT	08/10/2025	Harriet Allen	Application for approval of details reserved by condition 4-Tree protection plan and condition 6- Lighting, of approved application 25/01106/HOUSE	The Old House High Street Chieveley Newbury RG20 8UX	DEL	Approval
25/02337/5DAY Parish: Chieveley Parish Council  Ward: Chieveley & Cold Ash Applicant: David Bamford	10/10/2025	Jon Thomas	T2 - Oak rooted in historic bank north of rear garden - Tree has suffered 2-3 episodes of SLD recently - tidy broken limbs and remove major deadwood, plus tip reduce two scaffold branches overhanging patio by approx 1.5m to good growth points.	Oakwell Long Lane Hermitage Thatcham RG18 9QR		No Objection Raised
25/02317/TELE28 Parish: Greenham Parish Council  Ward: Newbury Greenham Applicant: BT	08/10/2025	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 a 9M Light Wooden Pole at The Bungalow, Aldern Bridge, Newbury, RG20 4HQ.	Street Record 1 Aldern Bridge Newbury		Response Issued

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25/02318/TELE28 Parish: Greenham Parish Council  Ward: Newbury Greenham Applicant: BT	08/10/2025	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 a 9M Light Wooden Pole at The Bungalow, Aldern Bridge, Newbury, RG20 4HQ.	Street Record 2 Aldern Bridge Newbury		Response Issued
25/01850/COND Parish: Greenham Parish Council  Ward: Newbury Wash Common Applicant: Mr Sean Bates	09/10/2025	Matthew Shepherd	Approval of details reserved by Condition (7) Phasing Plan of planning permission 22/02754/OUTMAJ: Hybrid Planning Application:1) Full planning permission for a food store with a floor area of 1800 square metres (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping.2) Outline planning permission (matters to be considered: access) for up to 75 residential units (Use Class C3) high-capacity Electric Vehicle (EV) charging area, and residential care accommodation, containing up to 70 beds (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works.	Land East Of Newbury College Monks Lane Newbury	DEL	Approval

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25/01756/HOUSE Parish: Hermitage Parish Council  Ward: Chieveley & Cold Ash Applicant: Mr and Mrs Sorrell	07/10/2025	Elizabeth Moffat	Demolish existing rear extension and replace with rear single storey extension. Relocate off road parking to the side and front of property. Replace side wall with part fence, part wall over 1 metre.	Blenheim House Deacons Lane Hermitage Thatcham RG18 9RH	DEL	Approval
25/01580/PASSH Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mr R Khalid	07/10/2025	Lesley Humphries	Single Storey Rear Extension 6.00m beyond rear wall x 2.45m maximum height from ground x 2.45m at eaves.	49 Narromine Drive Calcot Reading RG31 7ZL	DEL	Refusal
25/02074/CERTP Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mr Max Lewendon	07/10/2025	Donna Toms	Garage conversion to habitable room	28 Hatfield Court Calcot Reading RG31 7AN	DEL	Approval
25/02189/OOD Parish: Hungerford Town Council  Ward: Hungerford & Kintbury Applicant: The Planning Inspectorate	07/10/2025	Matthew Shepherd	Out of District Consultation Wiltshire County Council: Planning Act 2008 - section 55 Application by Lime Down Solar Park Limited for an order granting development consent for the Lime Down Solar Project. Adequacy of consultation request.	Out Of District Wiltshire Area Lime Down, Land Near Malmesbury In North Wiltshire	DEL	Response Issued

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25/01772/LBC Parish: Hungerford Town Council  Ward: Hungerford & Kintbury Applicant: Dr Lindsey Davies	10/10/2025	Helen Robertson	Cement-based render will be replaced by lime render on a section of the gable wall (approximately 13 sq metres) and a section of the rear (approximately 7.5 sq metres) of the property; repointing with lime mortar will be carried out at the rear of the property; and a few spalled bricks will be replaced at the rear of the property. There will be no structural alteration, extension or demolition.	2 Faulknor Square Charnham Street Hungerford RG17 0ER	DEL	Approval
25/01825/HOUSE Parish: Inkpen Parish Council Ward: Hungerford & Kintbury Applicant: Mr and Mrs Finch	06/10/2025	Isabel Oettinger	Single Storey Rear Extension	4 Ingles Edge Inkpen Hungerford RG17 9PW	DEL	Approval
25/01846/COND Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Knox	08/10/2025	Helen Robertson	Application for approval of details reserved by condition 4 (Garage Door) of approved 24/01293/HOUSE	Thane Templeton Road Kintbury Hungerford RG17 9TH	DEL	Approval
25/00911/HOUSE Parish: Lambourn Parish Council Ward: Lambourn Applicant: Mr and Mrs Philip Hunt	10/10/2025	Helen Robertson	Construction of carport and attached office. Provision for covered garden store.	Stargazers II Eastbury Hungerford RG17 7JL	DEL	Approval
25/02215/COND Parish: Midgham Parish Council  Ward: Bucklebury Applicant: Mr Aamir Tayeb	07/10/2025	Lewis Richards	Approval of details reserved by Condition (6) CMS of planning permission 23/01974/FUL: Construction of 12 no. additional bedrooms and a banqueting hall	West Grange Hotel Coxs Lane Midgham Reading RG7 5UP	DEL	Approval

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25/01889/HOUSE Parish: Newbury Town Council Ward: Newbury Central Applicant: Helen Lonsdale	07/10/2025	Donna Toms	Single storey rear extension and new front porch	99 Craven Road Newbury RG14 5NL	DEL	Approval
25/01819/COND Parish: Newbury Town Council  Ward: Newbury Central Applicant: Mrs Sara Humphries	08/10/2025	Helen Robertson	Approval of details reserved by Condition (3) Noise Impact Assessment of planning permission 25/00613/FUL: New signage, air conditioning condenser units and extract grille and shopfront	28 - 29 Northbrook Street Newbury RG14 1DJ	DEL	Approval
25/01865/COND Parish: Newbury Town Council  Ward: Newbury Central Applicant: Mr Curtis Gosney-Morries	10/10/2025	Jake Brown	Approval of details reserved by Condition (4) CMS of planning permission 23/02782/FULMAJ: Demolition of existing buildings (including former Jewson's site); existing dwellings 26 and 28 Pound Street; and, 28a Pound Street, former Newbury Bathroom Store) and erection of 79no. residential dwellings alongside access works, landscaping, open space, drainage and other associated works.	20 - 28A Pound Street Newbury	DEL	Approval
25/01387/HOUSE Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Mr Aaron Kendall	10/10/2025	Catherine Ireland	Part two storey rear extension with single storey side extension. Proposed first floor window in Bedroom 2.	8 Priory Road Newbury RG14 7QN	DEL	Refusal

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25/01851/COND Parish: Newbury Town Council  Ward: Newbury Greenham Applicant: Ed Cooper	10/10/2025	Cheyenne Kirby	Approval of details reserved by Conditions (4) SuDS, (5) Tree Protection, (6) CEMP, (7) Ecological Enhancements and (9) LEMP of planning permission 23/01444/FUL: The demolition of Newbury Canoe Clubs current prefabricated garage construction boat storage. Replacement with a purpose built boat store to provide additional capacity and storage to enable Newbury Canoe Clubs increased membership to store club and private boats.	Newbury Canoe Club The Wharf Newbury RG14 5DF	DEL	Split Decision
25/01720/HOUSE Parish: Pangbourne Parish Council  Ward: Pangbourne Applicant: Julia Diniz	07/10/2025	Donna Toms	Demolition of existing conservatory, proposed ground floor rear extension, fenestration alterations, pergolas, floor plan redesign and all associated works.	Low Wood Green Lane Pangbourne Reading RG8 7BG	DEL	Approval
25/02201/NONMA Parish: Pangbourne Parish Council  Ward: Pangbourne Applicant: Liz Pearson	07/10/2025	Lewis Richards	Application for Non material amendment to approved 25/00910/HOUSE. Amendment alteration of front door and window to opposite elevations	28 The Moors Pangbourne Reading RG8 7LP	DEL	Approval
25/02197/CERTP Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr & Mrs Kemp	08/10/2025	Lewis Richards	Proposed hip to gable end with a flat roof rear dormer	10 Horseshoe Road Pangbourne Reading RG8 7JQ	DEL	Refusal



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25/01679/COND Parish: Shaw Cum Donnington PC	10/10/2025	Harriet Allen	Application for approval of details reserved by condition 12 (External lighting) of planning permission 24/01030/REG3: New single storey education building on existing and vacant caretaker's bungalow site to provide teaching accommodation for an additional 32 no. pupil places and additional car parking, following; (23/02075/REG3) the demolition of the existing caretakers bungalow and garage, and change of use of land to education use.	Site Of The Bungalow The Castle School Love Lane Donnington Newbury RG14 2JG	DEL	Approval
Ward: Newbury Speen Applicant: West Berkshire Council						
24/01058/FUL Parish: Speen Parish Council	07/10/2025	Emma Nutchey	Change of use from a Pub (Sui generis) to single residential dwelling (C3) with internal alterations and addition of external windows and doors to the side and rear elevations	Renaissant Bagnor Newbury RG20 8AQ	DEL	Appeal Against Non-
Ward: Newbury Speen Applicant: Wellington Pub Company						
25/02279/TELE28 Parish: Stratfield Mortimer Parish Council	06/10/2025	Bob Dray	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 -Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus: 9M LIGHT, near 1 Firs End Stephens Firs Mortimer Reading RG7 3ZG	Land at Stephens Firs Mortimer Reading		Case Closed
Ward: Burghfield & Mortimer Applicant: Openreach						
25/01297/FUL Parish: Stratfield Mortimer Parish Council	08/10/2025	Sian Cutts	Section 73: Vary conditions 2 'Approved Plans', 4 'SuDS' and 5 'Biodiversity Measures' following Grant of Planning Permission 23/02038/FUL: Erection of 4no. 3 bed dwelling houses.	9 Windmill Road Mortimer Common Reading RG7 3RN	DEL	Refusal
Ward: Burghfield & Mortimer Applicant: Kings Meadow Homes						

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25/02341/TELE28 Parish: Stratfield Mortimer Parish Council	10/10/2025	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 upgrade of an existing telecommunications base station comprising the installation of 2 no new antennas on proposed support poles, together with internal upgrades to 1 no cabinet, and ancillary development thereto, at Land at Cellnet Burghfield Common, Cellnet Tower Padworth Road, Burghfield Common, Reading, RG7 3QF.	Telecommunications Mast Padworth Road Burghfield Common Reading		Case Closed
Ward: Burghfield & Mortimer Applicant: Cornerstone						
25/01866/COND Parish: Thatcham Town Council	10/10/2025	Emma Nutchey	Approval of details reserved by Conditions (3) Materials, (4) Ground Levels and Finished Floor Levels, (5) Spoil, (6) CMS, (7) Drainage, (9) Ecology Pre-Development, (11) Lighting and (13) AMS of planning permission 24/02371/FUL: Demolition of existing dwelling and erection of replacement dwelling	The Paddocks Crookham House Crookham Hill Crookham Common Thatcham RG19 8DG	DEL	Split Decision
Ward: Thatcham Colthrop & Crookham Applicant: Sharon Hewett						
25/02030/HOUSE Parish: Thatcham Town Council	07/10/2025	Awaiting Allocation	Erection of part single-storey and part 2-storey side and rear extension with rooflights following demolition of the existing garage and conservatory.	10 Longcroft Road Thatcham RG19 4QT		Returned as Not Vali
Ward: Thatcham Central Applicant: Michael Warren						

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25/01881/CERTP Parish: Thatcham Town Council Ward: Thatcham West Applicant: L Lawrence	07/10/2025	Lesley Humphries	Rear Extension, Internal Reconfiguration and All Associated Works.	286 Benham Hill Thatcham RG18 3AJ	DEL	Approval
25/01834/COND Parish: Theale Parish Council          Ward: Theale Applicant: Miss Emma Runesson	08/10/2025	Emma Nutchey	Application for approval of details reserved by condition 15 'remediation' and 17 'monitoring and maintenance' of 15/02842/OUTMAJ approved under appeal - APP/W0340/W/16/3159722: Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.	Lakeside The Green Theale Reading	DEL	Approval
25/00843/FULMAJ Parish: Tidmarsh Parish Council          Ward: Pangbourne Applicant: Englefield Estate Trust Corporation Ltd	10/10/2025	Michael Butler	The proposed project focuses on restoring a riparian section of the River Pang and creating wetland within the low-lying, redundant water meadows of the Englefield Estate. These works aim to enhance nutrient and sediment capture, support climate mitigation, improve natural flood management, increase biodiversity, and elevate water quality. The works will include in-channel habitat enhancements, such as installing woody debris berms and gravel, as well as natural floodplain restoration through river channel realignment, riverbank lowering, and floodplain reconnection. To ensure long-term maintenance, the project also incorporates improved access via a new bridge and designated river fording locations.	Riverbanks at River Pang at Tidmarsh and Englefield Tidmarsh Reading	DEL	Approval

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25/01880/COND Parish: Welford Parish Council  Ward: Hungerford & Kintbury Applicant: Mr & Mrs Walford	08/10/2025	Harriet Allen	Application for approval of details reserved by conditions 3 (CEMP) 4 (Materials) 5 (Cycle Storage) 6 (Refuse Storage) 7 (Soft Landscaping) and 8 (Hard Landscaping) of approved 25/00473/FUL	Weston Farm Barn Lambourn Road Weston Newbury RG20 8JA	DEL	Approval
25/01891/COND Parish: West Ilsley Parish Council  Ward: Ridgeway Applicant: Mr. & Mrs. S Hartwright	10/10/2025	Jake Brown	Application for approval of details reserved by condition No. 9 (Details of all roof, wall and floor build-ups and insulation) of approved 23/02483/LBC.	Hodcott Buildings West Ilsley Stables West Ilsley Newbury	DEL	Approval
24/01368/PACOU Parish: Woolhampton Parish Council  Ward: Bucklebury Applicant: ENZ Properties	06/10/2025	Donna Toms	Application to determine if prior approval is required for a proposed: Change of use from shop/cafe (Class E) to residential (Class C3). The proposed development provides for the conversion of the ground floor to create one dwelling unit.	The Village Shop Bath Road Woolhampton Reading RG7 5RT	DEL	Deemed Discharge