

## Decisions Taken during week ending 13/06/2025

| <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> |
|---|------------------------|---------------------|---|--|----------------------|-----------------|
| 25/00898/HOUSE<br>Parish: Basildon Parish Council<br>Ward: Basildon<br>Applicant: Mr and Mrs Jonathan Sandbach                | 11/06/2025             | Lewis Richards      | Insertion of first floor window.  | Sakura Upper Basildon Reading RG8 8LU                    | DEL                  | Approval        |
| 25/00687/AGRIC<br>Parish: Boxford Parish Council<br><br>Ward: Hungerford & Kintbury<br>Applicant: CWBL Ltd                    | 13/06/2025             | Lauren Hill         | Application to determine if prior approval is required for a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry use. A new concrete road with 25 Metres Length and 13 Metres Width.  | Moorbridge Winery Lambourn Road Boxford Newbury RG20 8DA | DEL                  | Approval        |
| 25/00437/OUT<br>Parish: Bradfield Parish Council<br><br>Ward: Bradfield<br>Applicant: Mr and Mrs Andrew and Michelle Bucknell | 10/06/2025             | Alice Attwood       | Outline application for conversion of barns to provide four dwellings including one self-build dwelling and associated infrastructure. (Three access options presented). Matters to be considered: Appearance, Landscaping and Scale.   | Land at Copyhold Farm Bradfield Reading                  | DEL                  | Refusal         |
| 25/00824/HOUSE<br>Parish: Bucklebury Parish Council<br><br>Ward: Bucklebury<br>Applicant: Mr and Mrs R Batten                 | 09/06/2025             | Lewis Richards      | The repair and extension of the existing Farmhouse following demolition of modern side and rear extensions. The construction of an upgraded access track and frontage parking area. The installation of drainage, soakaways and treatment plant located to the rear of the Farmhouse. | Picton Farm The Slade Bucklebury Reading RG7 6TL         | DEL                  | Withdrawn       |

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| 25/00826/LBC<br>Parish: Bucklebury Parish Council<br><br>Ward: Bucklebury<br>Applicant: Mr and Mrs R Batten             | 09/06/2025             | Lewis Richards      | The repair and extension of the existing Farmhouse following demolition of modern side and rear extensions.The construction of an upgraded access track and frontage parking area.The installation of drainage, soakaways and treatment plant located to the rear of the Farmhouse. | Picton Farm The Slade Bucklebury Reading RG7 6TL       | DEL                  | Withdrawn       |
| 25/00434/FUL<br>Parish: Chieveley Parish Council<br><br>Ward: Chieveley & Cold Ash<br>Applicant: Ms Lucinda Buchan      | 10/06/2025             | Cheyenne Kirby      | Development of 60m x 40m sand school to serve a long standing equestrian holding. The arena is surrounded by BNG enhancement. It will be fenced in post and rail. There is an access track to the field alongside the northern boundary.  | Chieveley Manor Church Lane Chieveley Newbury RG20 8UT | DEL                  | Approval        |
| 25/00588/HOUSE<br>Parish: Chieveley Parish Council<br><br>Ward: Chieveley & Cold Ash<br>Applicant: Mr and Mrs Blackford | 09/06/2025             | Harriet Allen       | Construction of a new Basement area below the front Driveway, including the Garage. Minor Front extension to incorporate a staircase from Ground to basement level. Minor 1st Floor Extension above the staircase at Ground floor.  | Meadowview Chapel Lane Curridge Thatcham RG18 9DX      | DEL                  | Approval        |

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| 25/01334/HOUSE<br>Parish: Compton Parish Council          | 12/06/2025                 | Awaiting Allocation     | A timber framed shed with timber cladding and flat roof in excess of 2.5 meters but less than 3 metres in height. Connected to utilities for the purpose of electricity, portable water and waste water. Due to the unusual orientation of the plot, the proposed location is oriented ahead of the front facing elevation and within 1 meter of boundaries to both a neighbour and public land. | Treeside School Road Compton Newbury RG20 6QU                       |                          | Duplicate Application |
| Ward: Ridgeway<br>Applicant: Mr Charles Read              |                            |                         |  |   |                          |                       |
| 25/00919/FUL<br>Parish: Hampstead Norreys Parish Council  | 10/06/2025                 | Matthew Shepherd        | Section 73: Variation of Condition 2 (Approved Plans) and 4 (Electric Charging Point) of planning permission 22/01437/FUL (Planning application for the change of use of a grain storage building to B8 use class).  | Wyld Court Farm Wyld Court Hill Hampstead Norreys Thatcham RG18 0TN | DEL                      | Approval              |
| Ward: Ridgeway<br>Applicant: Yattendon Estate             |                            |                         |  |   |                          |                       |
| 25/00788/COND<br>Parish: Hampstead Norreys Parish Council | 13/06/2025                 | Harriet Allen           | Application for approval of details reserved by condition 5 'BNG HMMP' and the statutory Biodiversity Gain Plan Condition of approved application 24/01300/FUL: General-purpose agricultural building  | Eling Farm Buildings and Land Eling Hermitage                       | DEL                      | Approval              |
| Ward: Ridgeway<br>Applicant: Mr Edward Waters             |                            |                         |  |   |                          |                       |

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| 25/01329/COND<br>Parish: Hamstead Marshall Parish Council | 11/06/2025             | Awaiting Allocation | For condition 6 Obscure glazing windows:- confirmed window at first floor level bathroom in south east elevation fitted with obscured glass, see specification sheet of Keylite Centre Pivot Roof Window installed and fitted with frosted glass (FR) as per Glazing specificationFor condition 7 Biodiversity Measures: - Confirmed that a bird house sparrow nest terrace and a bird swift box has been installed, see accompanying photograph;- Confirmed that a bat brick and bat tile has been installed, see accompanying photographs and specification sheet of the bat tile- A letter from JOL Builders Ltd confirming that the loft features a bitumen lining or similar material used as non-breathable membrane- Confirmation that a follow up site visit was conducted prior to works on the roof and a copy of a Protected Species Survey Report from Windrush Ecology confirming that a Bat Disturbance License is not required.For Condition 8 Lighting strategy:- A plan showing the location of proposed external lighting marked on White Hart garage block plan - Specification of proposed external lighting and accompanying image of proposed lighting For Condition 10 Cycle parking- Confirmation that cycle parking has been provided in accordance with approved drawings, see accompanying photographFor Condition 11 Parking/turning in accordance with plans- Confirmed that vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. For Condition 12 Electronic Charging Point:- Confirmed that an electronic vehicle charging point has been installed, a Home 7kW PlusCotswolds Green Front, Mid Oak Lid + 1-Phase Wired Energy Manager, see accompanying photograph | White Hart Cottage Hamstead Marshall Newbury RG20 0HW |                      | Duplicate Application |

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| Ward: Hungerford & Kintbury<br>Applicant: Maryn Oppenheim                                      |                            |                         |   |   |                          |                 |
| 25/00995/COND  | 12/06/2025                 | Elizabeth Moffat        | Application for Approval of Details Reserved by Condition 3 (Schedule of materials) of planning permission 23/02591/HOUSE - Two storey rear extension, new bathroom in existing roof space and replacement roof coverings.                                    | Little Hidden Farm Wantage Road Newtown Hungerford RG17 0PN | DEL                      | Approval        |
| Parish: Hungerford Town Council<br><br>Ward: Hungerford & Kintbury<br>Applicant: Susan Acworth |                            |                         |   |   |                          |                 |
| 25/00996/COND  | 12/06/2025                 | Elizabeth Moffat        | Application for Approval of Details Reserved by Conditions 3 (Schedule of materials), 4 (Works to windows) and 9 (Eaves) of planning permission 23/02592/LBC - Two storey rear extension, new bathroom in existing roof space and replacement roof coverings. | Little Hidden Farm Wantage Road Newtown Hungerford RG17 0PN | DEL                      | Approval        |
| Parish: Hungerford Town Council<br><br>Ward: Hungerford & Kintbury<br>Applicant: Susan Acworth |                            |                         |   |   |                          |                 |

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| 25/01195/HOUSE<br>Parish: Hungerford Town Council         | 10/06/2025                 | Awaiting Allocation     | <p>Please refer to photos of the dilapidated state of the property for reference. Also please refer to 3D rendering as shared.1. The existing dilapidated brick built garage will be removed to foundation level and replaced on existing foundations with single storey timber framed building. The new roof line will have a parapet and internal flat roof which will conceal a solar array. This area will be for a Bedroom and Study/Gym. This is a change of use from garage to domestic use. This is effectively a refurbishment. Work has started on this area due to the condition of the existing garage and need to make safe and based on the refurbishment.2. The existing rear wrap around utility to the side and rear will be removed and rebuilt as a full wrap-around extension. The front wrap around (which is effectively the only "new" aspect of this design as compared to the original footprint will replace the existing dilapidated porch (which itself is currently unsafe).3. The south end chimney will be removed as the property will become carbon neutral/negative, with the gas supply also being removed4. Solar panels will be placed on the East and West roof lines.5. The front garden will be landscaped to allow for at least 3 cars and EV charge point installed. 6. The rear garden has been cleared of debris, and will be landscaped 7. Rain harvester will be installed 8. South boundary fence to be replaced with for like wood panels</p> | 20 Moores Place Hungerford RG17 0JS |                          | Returned as Not Valid |
| Ward: Hungerford & Kintbury<br>Applicant: Mr Mark Staines |                            |                         |   |                                     |                          |                       |

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| 25/00989/AGRIC<br>Parish: Leckhampstead Parish Council     | 09/06/2025                 | Harriet Allen           | Application to determine if prior approval is required for a proposed: New building, steel portal framed building, with concrete panel walls with treated timber space boarding above on three sites and roof to be covered with Big 6 fibre cement sheets coloured anthracite with 18.40 Metres Length, 5.44 Metres Height of eaves, 9.20 Metres Breadth and 6.70 Metres Height to ridge.          | Water Supply and Treatment Plant Wantage Road<br>Leckhampstead Newbury | DEL                      | Not required    |
| Ward: Downlands<br>Applicant: Downland Farming             |                            |                         |   |  |                          |                 |
| 25/01077/NONMA<br>Parish: Newbury Town Council             | 10/06/2025                 | Elizabeth Moffat        | Non-Material Amendment to planning permission 24/02175/HOUSE: Two-storey rear extension, hip to gable loft conversion with dormer to rear of main dwelling, and replacement of existing outbuildings. Amendment: Change to the application of the material on the loft extension. Height of the ground floor increased. Windows on the proposed North and West elevations will be in a black frame. | 28 Clifton Road Newbury RG14 5JT                                       | DEL                      | Refusal         |
| Ward: Newbury Central<br>Applicant: Mrs Sally Henson       |                            |                         |   |  |                          |                 |
| 25/00522/FUL<br>Parish: Newbury Town Council               | 09/06/2025                 | Isabel Oettinger        | S73: Variation of condition 2 'approved plans' of previously approved application 20/02372/FUL: Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens.   | 1 and 3 Kennet Road Newbury RG14 5JA                                   | DEL                      | Approval        |
| Ward: Newbury Central<br>Applicant: Four Acres Investments |                            |                         |   |  |                          |                 |

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| 25/00844/HOUSE<br>Parish: Newbury Town Council<br>Ward: Newbury Greenham<br>Applicant: Mrs R Williams                    | 12/06/2025                        | Cheryl Willett                 | Demolish Existing Conservatory. Build single storey WC/Shower  | 66 York Road Newbury RG14 7NR                                   | DEL                             | Approval               |
| 25/00759/HOUSE<br>Parish: Newbury Town Council<br>Ward: Newbury Speen<br>Applicant: Mr and Mrs Embleton                  | 10/06/2025                        | Elizabeth Moffat               | Single storey extensions and garage conversion with internal alterations   | 10 Croft Lane Newbury RG14 1RR                                  | DEL                             | Approval               |
| 25/00917/HOUSE<br>Parish: Newbury Town Council<br><br>Ward: Newbury Wash Common<br>Applicant: Mr and Mrs Lindsay         | 10/06/2025                        | Elizabeth Moffat               | Re-roofed existing rear extension, amendments to existing external walls, windows and doors to existing rear extension, conversion of existing loft. | 50 Fifth Road Newbury RG14 6DL                                  | DEL                             | Approval               |
| 25/00640/CERTP<br>Parish: Newbury Town Council<br>Ward: Newbury Wash Common<br>Applicant: S and J Property Investors Ltd | 12/06/2025                        | Helen Robertson                | Revert properties currently registered as 37A and 37B Elizabeth Avenue back to a single dwelling.  | 37 Elizabeth Avenue Newbury RG14 6HA                            | DEL                             | Approval               |
| 24/02773/CERTE<br>Parish: Padworth Parish Council<br>Ward: Aldermaston<br>Applicant: Bissett Trust                       | 13/06/2025                        | Lewis Richards                 | Application for a Lawful Development Certificate for an Existing Use - The site is currently in use as a Dwelling.                                   | Padworth Park Farm Padworth Lane Lower Padworth Reading RG7 4HY | DEL                             | Approval               |
| 25/00872/LBC<br>Parish: Peasemore Parish Council<br>Ward: Downlands<br>Applicant: Grove Property                         | 11/06/2025                        | Cheryl Willett                 | Proposed altered entrance, fencing, drive and localised re-landscaping.  | The Old Rectory Peasemore Newbury RG20 7JH                      | DEL                             | Approval               |

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| 25/00871/HOUSE<br>Parish: Peasemore Parish Council<br>Ward: Downlands<br>Applicant: Grove Property                    | 11/06/2025                        | Cheryl Willett                 | Proposed altered entrance, fencing, drive and localised re-landscaping.  | The Old Rectory Peasemore Newbury RG20 7JH          | DEL                             | Approval               |
| 25/01065/NONMA<br>Parish: Purley On Thames Parish Council   | 11/06/2025                        | Catherine Ireland              | Non Material amendment to planning permission 20/02523/HOUSE: Erection of replacement boundary fence and new picket fence. Alterations to windows and doors on ground floor to facilitate internal alterations. Raising of porch roof to raise/remove area of lowered ceiling internally within house so that it matches rest of ground floor ceiling height. (Includes the removal of the brick parapet wall above the existing porch roof). Amendment: replacement fencing to include rear garden fence between No.1 and No.2. | 1 Primrose Close Purley On Thames Reading RG8 8DG   | DEL                             | Refusal                |
| 25/00779/HOUSE<br>Parish: Purley On Thames Parish Council<br>Ward: Tilehurst & Purley<br>Applicant: Mr and Mrs Swaine | 11/06/2025                        | Lewis Richards                 | New front roof canopy on timber support posts  | 55 Wintringham Way Purley On Thames Reading RG8 8BH | DEL                             | Approval               |
| 25/00750/HOUSE<br>Parish: Purley On Thames Parish Council   | 10/06/2025                        | Lewis Richards                 | Small two storey front extension to centre of main house, alterations to roofline to front elevation to extend first floor, demolition of existing garage building and replacement with new garage structure next to house to create side extension.   | 14 The Short Purley On Thames Reading RG8 8BP       | DEL                             | Approval               |
| Ward: Tilehurst & Purley<br>Applicant: Rebecca Durham   |                                   |                                |  |   |                                 |                        |

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| 25/00752/LBC<br>Parish: Shaw Cum Donnington PC<br>Ward: Newbury Speen<br>Applicant: Mr Guy Newton                    | 12/06/2025             | Isabel Oettinger    | Replacement of unauthorised roof tiles  | Church End Church Road Shaw Newbury RG14 2DR            | DEL                  | Approval              |
| 25/01261/COND<br>Parish: Thatcham Town Council<br><br>Ward: Thatcham North East<br>Applicant: West Berkshire Council | 12/06/2025             | Lewis Richards      | Approval of details reserved by Condition (5) Parking of planning permission 24/01163/REG3: The proposal is to change the usage for Laburnam from Age Concern class F2 to class E for WBC Staff Offices | The Laburnam Centre Stirling Way Thatcham RG18 3FW      | DEL                  | Approval              |
| 25/01194/CERTE<br>Parish: Tidmarsh Parish Council<br><br>Ward: Pangbourne<br>Applicant: Mr Richard McCarthy          | 12/06/2025             | Awaiting Allocation | Seeking a certificate of lawful development, for the C3 use of Unit 3, The Bungalow, which has been in use for more than 4 years, before the 25th April 2024.   | 3 The Bungalow Manor Farm Lane Tidmarsh Reading RG8 8EX |                      | Duplicate Application |
| 25/00916/HOUSE<br>Parish: Tilehurst Parish Council<br>Ward: Tilehurst & Purley<br>Applicant: Mr and Mrs Haines       | 11/06/2025             | Lewis Richards      | Proposed single storey front extension with canopy roof.  | 284 Overdown Road Tilehurst Reading RG31 6PP            | DEL                  | Approval              |
| 25/00896/HOUSE<br>Parish: Tilehurst Parish Council<br><br>Ward: Tilehurst & Purley<br>Applicant: Mr and Mrs Nash     | 11/06/2025             | Lewis Richards      | Loft conversion consisting of two small pitched roof dormers to rear elevation and two rooflights to front elevation to form one habitable room with ensuite bathroom.                                  | 16 Lucey Close Tilehurst Reading RG31 6FF               | DEL                  | Withdrawn             |

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| 25/01118/DEMO<br>Parish: Wokefield Parish Council<br>Ward: Burghfield & Mortimer<br>Applicant: Ministry Defence | 10/06/2025                 | Michael Butler          | Demolition and Clearance Works for 6 buildings at South Group, AWE Burghfield. | AWE Burghfield The Mearings Burghfield Reading | DEL                      | Not required    |