

## Decisions Taken during week ending 23/05/2025

<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>
24/01959/RESMA Parish: Aldermaston Parish Council	23/05/2025	Emma Nutchey	Reserved matters application following Outline application 20/02527/OUTMAJ: Construction of an industrial estate to comprise up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or distribution), Former B1 (c ) now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters to be considered: Appearance, Landscaping, Layout and Scale.	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading RG7 4PG	DEL	Approval
Ward: Aldermaston Applicant: Lesimar Ltd						
25/00668/COND Parish: Basildon Parish Council	19/05/2025	Lewis Richards	Application for approval of details reserved by condition 4 'EPS Licence' and 5 'Ecological Enhancements' of approved application 24/01795/HOUSE: Demolition of side sunroom, rear single storey semi circular projection at ground floor level, side and front porches & detached garage. New front porch, new two storey rear extension, new single storey side extension, together with changes to fenestrations	Birchwood House Kiln Ride Upper Basildon Reading RG8 8TA	DEL	Approval
Ward: Basildon Applicant: Mr and Mrs Alcock						
25/00749/COND Parish: Basildon Parish Council	21/05/2025	Lewis Richards	Approval of details reserved by Condition No. 5 (Written Scheme of Site Management) of Approved Application 25/00223/HOUSE : Swimming pool, pool house and ASHP.	Oak Tree House Aldworth Road Upper Basildon Reading RG8 8NH	DEL	Approval
Ward: Basildon Applicant: Mr and Mrs Paul Macbeth						

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25/00692/LBC Parish: Basildon Parish Council Ward: Basildon Applicant: Julian Wiffen	21/05/2025	Lewis Richards	Install an electric car charging point at the rear of the property. Electrical works as required to connect to mains supply.	The Cottage Reading Road Lower Basildon Reading RG8 9NL	DEL	Approval
25/00515/HOUSE Parish: Basildon Parish Council Ward: Basildon Applicant: Mr Darren Hall and Ms Rebecca Stoop	22/05/2025	Lewis Richards	Single storey extension to the rear of the property.	7 Reading Road Lower Basildon Reading RG8 9NG	DEL	Approval
25/00639/HOUSE Parish: Basildon Parish Council Ward: Basildon Applicant: Ian Lloyd	23/05/2025	Donna Toms	Detached garage. 5.50 x 4.00 overall	Summer Place Newtown Upper Basildon Reading RG8 8JG	DEL	Approval
24/00498/FUL Parish: Beedon Parish Council Ward: Downlands Applicant: The Gerald Palmer Eling Trust Company	20/05/2025	Harriet Allen	Erection of detached dwelling with associated car port.	Land To The Rear Of 54 To 56 Worlds End Old Bothampstead Road Beedon Newbury	DEL	Approval
25/00224/HOUSE Parish: Beedon Parish Council Ward: Downlands Applicant: Mr Christopher and Mrs Michelle Clark	23/05/2025	Isabel Oettinger	Retrospective application for a single storey side extension and decking.	Lindern Beedon Hill Beedon Newbury RG20 8SH	DEL	Approval

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25/00673/COND Parish: Beedon Parish Council  Ward: Downlands Applicant: Mr and Mrs P Halfacree	23/05/2025	Helen Robertson	Application for Approval of Details Reserved by Conditions 4 (Details of materials - garage) and 7 (Arboricultural Report) of planning permission 24/02123/HOUSE - Proposed detached garage /car port and new access	Cross Lanes House Oxford Road Downend Chieveley Newbury RG20 8RU	DEL	Approval
25/00414/CERTE Parish: Boxford Parish Council  Ward: Hungerford & Kintbury Applicant: Mr and Mrs Spence	20/05/2025	Lauren Hill	A planning application was submitted and approved to convert the Existing Barn into a 4 Bedroom Residential property which included the conversion of the existing coach house garages to residential use ancillary to the Main House. These plans were approved on 14th January 1981. The Work commenced on the main building but work on the coach house was not initiated. We are applying for the lawful development certificate to confirm our permission to convert the ground floor conversion to provide a granny flat accommodation for the applicants parent.	Manor Barn Westbrook Newbury RG20 8DJ	DEL	Approval
25/00415/COND Parish: Bradfield Parish Council  Ward: Bradfield Applicant: Mr Tony Swales	19/05/2025	Catherine Ireland	Approval of details reserved by Condition No. 9 (SuDS) of Approved Application 22/01953/FULD : Revised application for demolition of former water pumping station reservoir, associated plant and buildings, replacement with detached 5-bed dwelling with integral garage.	Reservoir (covered) Tutts Clump Reading	DEL	Approval

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25/00612/COND Parish: Bradfield Parish Council  Ward: Bradfield Applicant: Mr and Mrs Gower	22/05/2025	Lesley Humphries	Application for Approval of Details Reserved by Condition 5 (arboricultural method statement) of planning permission 24/00972/HOUSE - Single storey rear extension and detached single garage	8 Pounsett Gardens Bradfield Southend Reading RG7 6EZ	DEL	Approval
25/00789/COND Parish: Brimpton Parish Council  Ward: Aldermaston Applicant: Mr G Marjara	21/05/2025	Lewis Richards	Application for approval of details reserved by condition 4 'EVCP' of approved application 25/00075/FUL: Section 73: Removal of Condition No. 9 (Updating bat Reports) of Approved Application 22/00303/FULD : Demolition of the existing dwelling and detached garage and replacement with a 2 storey, part single storey, 5 bedroomed dwelling with a basement plus a detached single storey garage and associated works (amendment to 21/02055/FULD)	5 The Willows Brimpton Reading RG7 4GY	DEL	Approval
25/00587/HOUSE Parish: Bucklebury Parish Council Ward: Bucklebury Applicant: RAW Planning Ltd (on Behalf Of Gascoyne Property Partnership)	21/05/2025	Lewis Richards	Construction of an Outdoor Swimming Pool, Pool House and Associated Works.	Bucklebury House Bucklebury Reading RG7 6RR	DEL	Approval
25/00716/HOUSE Parish: Bucklebury Parish Council  Ward: Bucklebury Applicant: Mike Bond and Chris Austin	21/05/2025	Donna Toms	Single store side extension to form entrance lobby with WC and 2 bay carport. Detached single storey garden room/home office.	Stag Cottage Zin Zan Upper Bucklebury Reading RG7 6RE	DEL	Approval

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25/00590/LBC Parish: Bucklebury Parish Council Ward: Bucklebury Applicant: RAW Planning Ltd (on Behalf Of Gascoyne Property Partnership)	21/05/2025	Lewis Richards	Construction of an Outdoor Swimming Pool, Pool House and Associated Works.	Bucklebury House Bucklebury Reading RG7 6RR	DEL	Approval
25/00173/REG4 Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: The Willink School	19/05/2025	Sian Cutts	Single storey side extension to Admin Block I	The Willink School School Lane Burghfield Common Reading RG7 3XJ	DEL	Approval
25/00617/HOUSE Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: Mr Simon Wheeler	19/05/2025	Donna Toms	Construction of a detached timber-framed garage	Stoneycroft Hollybush Lane Burghfield Common Reading RG7 3JL	DEL	Approval
25/00666/HOUSE Parish: Chieveley Parish Council  Ward: Chieveley & Cold Ash Applicant: Mr and Mrs Allen	22/05/2025	Elizabeth Moffat	Loft conversion including installation of 1No flat roof dormer to the rear elevation, & 2No roof-lights to the front elevation, to form additional habitable space (revised design).	17 The Green Chieveley Newbury RG20 8TD	DEL	Approval

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25/00563/COND Parish: Cold Ash Parish Council	20/05/2025	Donna Toms	Approval of details reserved by Condition Nos. 4 (CMS), 6 (Details of EV Charging), 12 (SuDS), 13 (AMS) 14 (Archaeology Building Recording) of Approved Application 24/01114/FUL : Demolition of existing dwelling and erection of a replacement dwelling with garaging and home offices, together with relocated driveway, parking and turning, associated private amenity space, landscaping, installation of package sewage treatment plant and associated works	Messenger House Pear Tree Lane Newbury RG14 2LY	DEL	Split Decision
Ward: Chieveley & Cold Ash Applicant: Mr Anthony Berkeley						
24/01222/FULMAJ Parish: Cold Ash Parish Council	21/05/2025	Cheyenne Kirby	Landscape, biodiversity and drainage restoration of the site (with flood risk mitigation), including restoration of historic land contours, installation of holding and wildlife ponds, demolition of current dwelling and garage and erection of replacement dwelling on existing hardstanding tennis court, restoration of coach house, and implementation of a long term environmental plan.	Woodland Leaves Cold Ash Hill Cold Ash Thatcham RG18 9PS	DEL	Approval
Ward: Chieveley & Cold Ash Applicant: Mr and Mrs M Liebreich						
25/00474/OOD Parish: East Ilsley Parish Council	22/05/2025	Emma Nutchey	Planning Act 2008 and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) - Regulations 10 and 11 Application by Thames Water Utilities Limited (the Applicant) for an Order granting Development Consent for South East Strategic Reservoir Option (SESRO) (the Proposed Development).	Out Of District Planning Consultation Abingdon Area, Oxfordshire	DEL	No comment
Ward: Ridgeway Applicant: Thames Water Utilities Limited						

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25/00757/CERTE Parish: East Ilsley Parish Council Ward: Ridgeway Applicant: Susan Walsh	23/05/2025	Harriet Allen	Shipping container used as ancillary accommodation to the main dwelling on the site of No3 Sunrise Hill	3 Sunrise Hill East Ilsley Newbury RG20 7LY	DEL	Refusal
25/00745/COND Parish: Enborne Parish Council Ward: Hungerford & Kintbury Applicant: Thomas, Alexandra and Chloe Marriage	21/05/2025	Lauren Hill	Approval of details reserved by Condition No. 4 (Biodiversity Enhancements) of Approved Application 24/02626/HOUSE : Garden room	Glebe House Enborne Newbury RG20 0HD	DEL	Approval
24/01999/FUL Parish: Enborne Parish Council Ward: Hungerford & Kintbury Applicant: Mr Lance Hamblyn	23/05/2025	Michael Butler	The change of use of land to a gypsy and traveller caravan site.	Mount Pleasant Farm Enborne Newbury RG14 6RN	COMM	Approval
25/00742/AGRIC Parish: Great Shefford Parish Council Ward: Downlands Applicant: John Liddiard Farms Ltd	23/05/2025	Harriet Allen	Application to determine if prior approval is required for a proposed: New road for Agricultural or Forestry use	Access Track West Of East Shefford Farm Great Shefford Footpath 17 Great Shefford	DEL	Refusal

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25/00615/COND Parish: Greenham Parish Council	20/05/2025	Jake Brown	Application for approval of details reserved by conditions 25 (air handling plant) and 26 (externally generated noise along the railway line) of planning permission 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings.	History 2 Newbury Racecourse Racecourse Road Newbury	DEL	Split Decision
Ward: Newbury Greenham Applicant: David Wilson Homes Southern						
25/00654/COND Parish: Hamstead Marshall Parish Council	20/05/2025	Jake Brown	Application for approval of details reserved by condition 3 'Demolition and Construction Environmental Management Plan', 4 'Tree Protection Scheme', 5 'Updated Ecology Survey' and 6 'Ground Levels and Finished Floor Levels' of approved application 23/02550/FULMAJ: Demolition of Redundant Farmstead Buildings, New House, Relocated Barn, Change of Use of Field Area for Re-Location of Solar Panels and Significant Landscape/ Biodiversity Enhancement.	Elm Farm Hamstead Marshall Newbury RG20 0HR	DEL	Approval
Ward: Hungerford & Kintbury Applicant: Mr and Mrs D Oppenheim						



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25/00763/COND Parish: Hamstead Marshall Parish Council  Ward: Hungerford & Kintbury Applicant: Watery Lane Farm LTD	21/05/2025	Cheyenne Kirby	Application for approval of details reserved by condition 1 'commencement', 2 'plans', 3 'mobile home dimensions', 4 'access surfacing', 5 'parking', 6 'SuDS', 7 'agricultural tie' and 8 'temporary permission' of approved application 23/02799/FUL: Application for a temporary dwelling for a rural worker.	Watery Lane Farm Hamstead Marshall Newbury RG20 0JH	DEL	Split Decision
25/00597/HOUSE Parish: Hamstead Marshall Parish Council Ward: Hungerford & Kintbury Applicant: Stuart and Mandy Morton	22/05/2025	Elizabeth Moffat	Erection of an annexe for ancillary use to the main dwellinghouse.	Elm View Hamstead Marshall Newbury RG20 0HW	DEL	Approval
25/01036/CERTP Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Natalie Prestedge	21/05/2025	Lewis Richards	Rear dormer loft conversion.	19 Greencroft Gardens Calcot Reading RG30 3PL	DEL	Approval
25/00499/HOUSE Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: A Hopson and J Nunn	22/05/2025	Lesley Humphries	Front porch, side extension and garage conversion	13 Rushmoor Gardens Calcot Reading RG31 7AH	DEL	Approval
25/00619/HOUSE Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Mr and Mrs Ashley Thomas	23/05/2025	Elizabeth Moffat	Demolish garage two storey side extension porch	8 Church Way Hungerford RG17 0JX	DEL	Approval

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25/00525/LBC Parish: Hungerford Town Council  Ward: Hungerford & Kintbury Applicant: Dr David Pihlens and Mrs A Pihlens	23/05/2025	Helen Robertson	Introduction of a glazed link between the main building and rear annexe. The installation of a lead roof over (as previously approved under applications 19/01297/HOUSE and 19/01298/LBC2) and replacement of wicket gate with glazed door	Bridge House 131 High Street Hungerford RG17 0DL	DEL	Approval
25/00524/HOUSE Parish: Hungerford Town Council  Ward: Hungerford & Kintbury Applicant: Dr David Pihlens and Mrs A Pihlens	23/05/2025	Helen Robertson	Introduction of a glazed link between the main building and rear annexe. The installation of a lead roof over (as previously approved under applications 19/01297/HOUSE and 19/01298/LBC2) and replacement of wicket gate with glazed door	Bridge House 131 High Street Hungerford RG17 0DL	DEL	Approval
25/00233/HOUSE Parish: Inkpen Parish Council  Ward: Hungerford & Kintbury Applicant: Mr and Mrs Davies	23/05/2025	Isabel Oettinger	Demolition of existing rear extensions, garage and home office. New two storey rear extension and single storey side extension with new open porch. New garage with store over. New landscaping work.	Trapps Hill Cottage Trapps Hill Inkpen Hungerford RG17 9QN	COMM	Approval
25/00305/DEMO Parish: Inkpen Parish Council Ward: Hungerford & Kintbury Applicant: West Berkshire Council	23/05/2025	Cheryl Willett	To demolish an existing and unused end of life modular classroom and toilet.	Inkpen Primary School Weavers Lane Inkpen Hungerford RG17 9QE	DEL	Approval

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24/01147/FUL Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Padel Shift	23/05/2025	Isabel Oettinger	Installation of 2no. Padel Courts with Sports Canopy	Elcot Park Hotel Elcot Newbury RG20 8NJ	DEL	Refusal
25/00325/HOUSE Parish: Newbury Town Council  Ward: Newbury Central Applicant: Mr and Mrs Morariu	21/05/2025	Rebecca Murunga	Section 73: Variation of Condition 2 (Approved Plans) of previously approved application 24/02136/HOUSE : Rear extension with rooflights, internal alterations, and retention of previously converted garage to home office and utility rooms with fenestration changes. amended description	71 Craven Road Newbury RG14 5NL	DEL	Approval
25/00620/ADV Parish: Newbury Town Council Ward: Newbury Central Applicant: Property With Andrew	21/05/2025	Elizabeth Moffat	Non illuminated wooden shopfront fascia sign	Tidal Vape 24 Northbrook Street Newbury RG14 1DJ	DEL	Approval
25/00484/LBC Parish: Newbury Town Council Ward: Newbury Clay Hill Applicant: Mitchells and Butlers	21/05/2025	Lauren Hill	External works featuring increased yard size, festoon lighting and other alterations	Robin Hood Toby Carvery 110 London Road Newbury RG14 2AJ	DEL	Approval
25/00483/FUL Parish: Newbury Town Council Ward: Newbury Clay Hill Applicant: Mitchells and Butlers	21/05/2025	Lauren Hill	External works featuring increased yard size, festoon lighting and other alterations	Robin Hood Toby Carvery 110 London Road Newbury RG14 2AJ	DEL	Approval

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25/00707/HOUSE Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Zahid Hussain	23/05/2025	Elizabeth Moffat	Single storey side and rear extension	44 Greenham Road Newbury RG14 7HX	DEL	Approval
25/00686/CERTP Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Andrew Jackson	22/05/2025	Elizabeth Moffat	Rear dormer by way of hip to gable conversion with rooflights on front slope	43 Bartlemy Road Newbury RG14 6LD	DEL	Approval
25/00537/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr J Hunt	22/05/2025	Elizabeth Moffat	Proposed two-storey side and rear extension with associated alterations	14 Battle Road Newbury RG14 6QU	DEL	Approval
25/00739/NONMA Parish: Newbury Town Council  Ward: Newbury Wash Common Applicant: Mr I Gage	23/05/2025	Elizabeth Moffat	Non Material amendment application to planning application 18/00354/HOUSE : First floor rear extension giving an additional bedroom. Amendment: Paddle Stairs to Attic Bedroom	12 Normay Rise Newbury RG14 6RY	DEL	Approval
25/00576/ADV Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: CO OP	23/05/2025	Catherine Ireland	Digital display screen positioned inside the store advertising deals, Produce ect.	6 - 7 The Square Pangbourne Reading RG8 7AG	DEL	Approval
24/00373/HOUSE Parish: Purley On Thames Parish Council Ward: Tilehurst & Purley Applicant: Mr Babar Gulzar	22/05/2025	Donna Toms	Proposed two storey side extension	36 Park Walk Purley On Thames Reading RG8 8BT	DEL	Approval

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25/00548/HOUSE Parish: Purley On Thames Parish Council Ward: Tilehurst & Purley Applicant: Mr and Mrs Robinson	23/05/2025	Catherine Ireland	Single Storey Rear Extension	47 Apple Close Tilehurst Reading RG31 6UR	DEL	Approval
25/00501/HOUSE Parish: Speen Parish Council Ward: Newbury Speen Applicant: Mr and Mrs E Austin	21/05/2025	Harriet Allen	Erection of garden annex, ancillary to dwelling following the demolition of an existing outbuilding	96 Benham Park Marsh Benham Newbury RG20 8LX	DEL	Approval
25/00575/FUL Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Mr and Mrs Grover	19/05/2025	Michael Butler	Demolition of existing bungalow and garage and replace with a new detached custom build dwelling and triple garage	Rosewood Longmoor Lane Mortimer Common Reading RG7 3RP	DEL	Refusal
25/00923/CERTP Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Matt Nelson	21/05/2025	Lewis Richards	Single storey side extension.	15 King Street Mortimer Common Reading RG7 3RS	DEL	Approval
25/00514/MDOPO Parish: Stratfield Mortimer Parish Council  Ward: Burghfield & Mortimer Applicant: T A Fisher and Sons	23/05/2025	Michael Butler	Application of Modify Planning Obligation of planning permission 17/03004/OUTMAJ. This application is submitted to modify the Planning Obligation associated with the aforementioned application, and specifically which it relates to Clause 6 within the First Schedule of the document under the Public Open Space section	Land South Of Tower Gardens The Street Mortimer Common Reading	DEL	Withdrawn

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25/00594/HOUSE Parish: Streatley Parish Council Ward: Basildon Applicant: Alistair Stone	20/05/2025	Lewis Richards	Proposed conservatory to infill existing first floor balcony	7 Cleeve Court Streatley Reading RG8 9PS	DEL	Approval
25/00328/HOUSE Parish: Streatley Parish Council Ward: Basildon Applicant: Mr and Mrs Phillips	22/05/2025	Rebecca Murunga	New detached garage	Cleeve Court Lodge Streatley Reading RG8 9PR	DEL	Approval
25/00829/PAD56 Parish: Thatcham Town Council  Ward: Thatcham Colthrop & Crookham Applicant: SSEN	21/05/2025	Lewis Richards	Application for prior approval for a proposed new building under Schedule 2, Part 15, Class B(e) of the Town and Country Planning (General Permitted Development) (England) Order 2015.	Electricity Sub Station On The North Side Of Pipers Lane Thatcham	DEL	Approval
24/02549/CERTP Parish: Thatcham Town Council  Ward: Thatcham Colthrop & Crookham Applicant: SSEN	22/05/2025	Lewis Richards	Proposed new access onto Pipers Lane under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. The new access is required in conjunction with the approved works of 25/00829/PAD56.	Electricity Sub Station On The North Side Of Pipers Lane Thatcham	DEL	Approval
25/00748/HOUSE Parish: Thatcham Town Council Ward: Thatcham Central Applicant: Mr and Mrs K Afawubo	22/05/2025	Donna Toms	Proposed single storey front extension	16 Bodmin Close Thatcham RG19 3LA	DEL	Approval

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25/01149/5DAY Parish: Thatcham Town Council Ward: Thatcham Central Applicant: Kent Purbrick	23/05/2025	Jon Thomas	2856 - Lime: Urgently re-pollard due to a historic split limb	Land Adjacent To Car Park The Broadway Thatcham		No Objection Raised
25/00616/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst Birch Copse Applicant: Mr and Mrs Foster	22/05/2025	Lesley Humphries	Two storey side extension and single storey rear extension	61 Hildens Drive Tilehurst Reading RG31 5HY	DEL	Refusal
25/00586/HOUSE Parish: Tilehurst Parish Council  Ward: Tilehurst & Purley Applicant: Mr Emmet Coyle and Mrs Christina Sanchez Lozano	19/05/2025	Donna Toms	Demolition of existing 2.07m <sup>2</sup> UPVC porch and 11.76m <sup>2</sup> concrete garage (total c.13.83m <sup>2</sup> ). Construction of a 3m <sup>2</sup> brick porch, integrated with the house to extend the entrance hall. The garage will be rebuilt as a bedroom and small bathroom, extended 1.4m forward. The new porch and extended garage will be linked across the front with matching brick walls, a pitched tiled roof over the porch and front of the bedroom, and a flat roof over the bedroom and bathroom. Total rebuild area c.18.2m <sup>2</sup> . Footprint increase c.4.4m <sup>2</sup> . Driveway retains space for two cars per West Berks Council guidelines.	58 Fullbrook Crescent Tilehurst Reading RG31 6RY	DEL	Approval