

## Decisions Taken during week ending 02/05/2025

<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>
24/02816/FUL Parish: Aldworth Parish Council Ward: Basildon Applicant: Mr Edward Waters	29/04/2025	Gemma Kirk	The construction of a building to cover the existing cattle handling yard and cover/roof between two permitted buildings	Bower Farm Bower Road Aldworth Reading RG8 9TR	DEL	Approval
25/00577/HOUSE Parish: Bucklebury Parish Council Ward: Bucklebury Applicant: Mr Oleg Soloshchanskiy	01/05/2025	Donna Toms	Extension to outbuilding. The existing outbuilding is GYM and swimming pool with small sauna area. The proposed extension will be accommodating new enlarged area for sauna and SPA.	Byrons Chase Carbinswood Lane Woolhampton Reading RG7 5TS	DEL	Approval
25/00271/HOUSE Parish: Bucklebury Parish Council Ward: Bucklebury Applicant: Mr and Mrs Wyatt	02/05/2025	Rebecca Murunga	Log drying store extensions to existing biomass boiler building	Kings Copse House Southend Reading RG7 6JR	DEL	Approval
25/00322/HOUSE Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Joseph Evans	01/05/2025	Rebecca Murunga	Proposed ground floor rear extension, front porch reconstruction, rooflight installation and all associated works	Briarfield House The Ridge Cold Ash Thatcham RG18 9HY	DEL	Approval

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25/00699/COND Parish: East Garston Parish Council	01/05/2025	Harriet Allen	Approval of details reserved by Condition No. 4 (EPS Licence) of Approved Application 24/01833/HOUSE : Extensions and Alterations to Old Warren Farm. Demolition of existing extensions, demolition and reinstatement of existing ancillary building, refurbishment to existing ancillary building, construction of a new ancillary building and creation of new parking area and access and associated works.	Old Warren Farm South Fawley Wantage OX12 9NN	DEL	Approval
Ward: Downlands Applicant: Mr and Mrs Green						
25/00811/OOD Parish: Enborne Parish Council	01/05/2025	Jake Brown	Out of District Planning Consultation BDBC: Ref: 25/00365/VLA - Request for deed of variation to Unilateral Undertaking relating to 21/03394/OUT to allow changes to triggers to facilitate an earlier start on site.	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge Andover Road, Wash Water, Hampshire	DEL	Objections Raised
Ward: Hungerford & Kintbury Applicant: Bewley Homes						
25/00459/HOUSE Parish: Greenham Parish Council Ward: Newbury Greenham Applicant: Mr and Mrs Weedon	01/05/2025	Helen Robertson	Attic conversion with addition of dormer and roof lights.	19 Deadmans Lane Greenham Thatcham RG19 8XS	DEL	Refusal

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25/00491/COND Parish: Hamstead Marshall Parish Council	01/05/2025	Harriet Allen	Application for Approval of Details Reserved by Condition 21 (CEMP) of planning permission 21/02912/FUL - Section 73 application to vary/remove conditions 2 (plans) and 3 (materials) of approved application 20/00320/FUL: Demolition of current dwelling to be replaced with larger dwelling. Shortening of the southern fish pool. Demolition of the barn to be replaced with a new barn of the exact design and size.	Fishery Cottage Hamstead Marshall Newbury RG20 0JD	DEL	Approval
Ward: Hungerford & Kintbury Applicant: Richard White						
25/00547/HOUSE Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mr and Mrs Combellack	01/05/2025	Donna Toms	Part conversion of existing garage and new porch	10 Knollmead Calcot Reading RG31 7DQ	DEL	Approval
24/02788/FUL Parish: Hungerford Town Council	29/04/2025	Harriet Allen	The change of use of 9 parking bays to a hand car wash, to include the creation of a concrete wash pad with centralised silt trap and interceptor, landing of a steel cabin and installation of a dry valeting area covered by a 2 post canopy.	Hungerford Garden Centre Bath Road Hungerford RG17 0HE	DEL	Approval
Ward: Hungerford & Kintbury Applicant: Gilmore Consultancy						
24/02789/ADV Parish: Hungerford Town Council	29/04/2025	Harriet Allen	The change of use of 9 parking bays to a hand car wash, to include the creation of a concrete wash pad with centralised silt trap and interceptor, landing of a steel cabin and installation of a dry valeting area covered by a 2 post canopy.	Hungerford Garden Centre Bath Road Hungerford RG17 0HE	DEL	Approval
Ward: Hungerford & Kintbury Applicant: Gilmore Consultancy						

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25/00506/COND Parish: Newbury Town Council	01/05/2025	Jake Brown	Application for Approval of Details Reserved by Conditions 3 (CMS), 4 (cycle storage), 5 (materials), 6 (refuse storage), 7 (electric vehicle charging), 9 (soft landscaping), 10 (hard landscaping) and 11 (external lighting) of planning permission 23/01423/FUL - The Change of Use from offices (Use Class E) to provide 15 residential units (Use Class C3) with associated works.	Phoenix House 9 London Road Newbury RG14 1JL	DEL	Split Decision
Ward: Newbury Central Applicant: Ege Goksel						
25/00507/COND Parish: Newbury Town Council	01/05/2025	Jake Brown	Application for Approval of Details Reserved by Conditions 3 (samples of materials), 4 (external joinery window/doors), 5 (internal joinery), 6 (modified openings), 8 (external services) and 9 (details of render mix) of listed building consent 23/01424/LBC - The Change of Use from offices (Use Class E) to provide 15 residential units (Use Class C3) with associated works.	Phoenix House 9 London Road Newbury RG14 1JL	DEL	Split Decision
Ward: Newbury Central Applicant: Ege Goksel						
25/00350/FUL Parish: Newbury Town Council	01/05/2025	Lauren Hill	Alterations to the ground floor retail space (Use Class E) and conversion of part of the ground floor and first floor into a 6 bed HMO (Use Class C3) with associated works	41 Cheap Street Newbury RG14 5BX	DEL	Withdrawn
Ward: Newbury Central Applicant: APEX INTERNATIONAL PROPERTY SOLUTIONS LIMITED						
24/02825/FUL Parish: Newbury Town Council	02/05/2025	Lauren Hill	Change of use of undertakers and residential apartment to form two dwellings including demolition of storage buildings and extensions.	Turner Bros 15 - 17 Hampton Road Newbury RG14 6DB	DEL	Approval
Ward: Newbury Central Applicant: Repton Green Properties Limited						

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24/02418/FULMAJ Parish: Newbury Town Council	30/04/2025	Matthew Shepherd	Section 73A: Application to remove Condition 5 (Carpark Management) of 22/00039/NONMAT (later amended by 24/00099/NONMAT) - Non Material Amendment to 19/02546/FULEXT - Section 73A: Variation of Condition 2 (Approved Plans) of previously approved application (15/00319/FULEXT): Application for full planning permission for the demolition of existing buildings and structures, site remediation and the erection of 167 apartments, a new link road, car parking and landscaping.	Sterling Gardens Hectors Way Newbury	DEL	Refusal
Ward: Newbury Greenham Applicant: Nelson Land Limited						
25/00546/HOUSE Parish: Newbury Town Council	01/05/2025	Elizabeth Moffat	A partial garage conversion to an existing garage to create a utility room and downstairs toilet, with the remaining uninsulated garage space to be used as storage for bikes etc.	1 Abbots Road Newbury RG14 7QW	DEL	Approval
Ward: Newbury Greenham Applicant: Mr Andy Lai						
25/00626/NONMA Parish: Newbury Town Council	29/04/2025	Catherine Ireland	Non material amendment to approved 20/00455/REM -Approval of reserved matters of outline planning permission 17/01808/OUTD. Matters for approval: appearance, landscaping, layout and scale. Amendments -Moved the main en-suite bathroom from the front of the house to the rear of the house. The glazing for this window will be fully obscure. Created an additional door on the landing into the main bedroom Added an additional door from the main bedroom into the dressing room/bedroom 4.	5 Normay Rise Newbury RG14 6RY	DEL	Approval
Ward: Newbury Wash Common Applicant: Mrs Elaine Power						

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25/00535/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr and Mrs Hutcheson	30/04/2025	Elizabeth Moffat	Amendments to garage roof, new porch and internal alterations.	34 Bunkers Hill Newbury RG14 6TF	DEL	Approval
25/00417/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr and Mrs White	30/04/2025	Helen Robertson	Single storey extension to rear.	30 Battle Road Newbury RG14 6QU	DEL	Approval
25/00465/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Paul & Carol Bennellick	30/04/2025	Helen Robertson	Rear Extension	3 Cary Close Newbury RG14 6QT	DEL	Approval
25/00456/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr and Mrs J Matthew	01/05/2025	Helen Robertson	Proposed single storey extension with associated alterations	18 Falkland Road Newbury RG14 6NY	DEL	Approval
25/00542/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Trina Schofield	02/05/2025	Elizabeth Moffat	Erection of a two storey side and rear extensions following the removal of existing single storey rear extension.	22 Battle Road Newbury RG14 6QU	DEL	Approval
25/00454/HOUSE Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr and Mrs Walker	29/04/2025	Donna Toms	Side extension to existing garage building, with new dormer windows to existing ancillary multi-use room above.	Magnolia House Pangbourne Hill Pangbourne Reading RG8 7AS	DEL	Approval

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25/00433/COND Parish: Purley On Thames Parish Council	02/05/2025	Lewis Richards	Application for approval of details reserved by condition 4 'Drainage', 5 'Arboricultural Method Statement', 6 'Noise management Plan', 7 'Biodiversity Measures', 8 'Soft Landscaping Scheme', 9 'Lighting', 10 'Use Restriction' and 11 'Operating Hours' of approved application 24/00955/FUL: Retrospective change of an area of waste land approx. 200sqm in the south of the site to provide car park space for up to 6 cars. Removal of storage shed (7.3m x 4.3m) and a derelict greenhouse.	Purley Park Trust Huckleberry Close Purley On Thames Reading RG8 8HU	DEL	Split Decision
Ward: Tilehurst & Purley Applicant: Purley Park Trust						
25/00225/HOUSE Parish: Stanford Dingley Parish Council Ward: Bucklebury Applicant: Ms and Mr Henderson	29/04/2025	Lesley Humphries	Single storey rear extension and new vehicle access	5 Meadowlands Stanford Dingley Reading RG7 6LS	DEL	Approval
25/00397/COND Parish: Streatley Parish Council	29/04/2025	Lewis Richards	Application for approval of details reserved by conditions 3 (Materials) and 6 (CMS) of approved 21/01171/FUL - Internal alterations and single storey rear extensions to the house, removal of an outbuilding and replacement with a single storey annexe/home office	Little Shaw High Street Streatley Reading RG8 9HY	DEL	Approval
Ward: Basildon Applicant: Mr Philip Marsh						

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25/00381/COND Parish: Streatley Parish Council	29/04/2025	Lewis Richards	Approval of details reserved by Condition No. 4 (Schedule of Materials) 5 (New Windows/areas of Glazing and Door), 6 (Rooflights) and 7 (Internal Services) of Approved Application 21/01170/LBC2 : Internal alterations and single storey rear extensions to the house, removal of an outbuilding and replacement with a single storey annexe/home office	Little Shaw High Street Streatley Reading RG8 9HY	DEL	Approval
Ward: Basildon Applicant: Mr P Marsh						
24/02609/HOUSE Parish: Sulham Parish Council	29/04/2025	Donna Toms	Replacement of roof coverings on the front (eastern) range, northern cross-wing and single-storey southern range with plain tiles and removal of chimney stack at rear; Like-for-like replacement of single three-over-three sash at first-floor level on side elevation, 1 x Air Source Heat Pumps and fenced enclosure, formation of small openings in infill brickwork to cellar for ASHP ducting (retrospective in part)	Sulham Estate Sulham Farm Nunhide Lane Sulham Reading RG8 8EQ	DEL	Approval
Ward: Pangbourne Applicant: Mr Henry Scutt						

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24/02610/LBC Parish: Sulham Parish Council	29/04/2025	Donna Toms	Replacement of roof coverings on the front (eastern) range, northern cross-wing and single-storey southern range with plain tiles and removal of chimney stack at rear; Like-for-like replacement of single three-over-three sash at first-floor level on side elevation, 1 x Air Source Heat Pumps and fenced enclosure, formation of small openings in infill brickwork to cellar for ASHP ducting (retrospective in part). Various internal works including removal of wall finishes to first-floor corridor wall (Bedroom 4). Removal of modern partitions within first-floor office (middle room in main range) and sealing of modern doorway to corridor. Formation of wood-burning stove in rear ground-floor room, with flue. Formation of a wood-burning stove within the northern, ground-floor room, with new flue liner; Replacement of modern tile slips to fireplace in northern, ground-floor room, internal wall installation to selected first-floor walls. Rewiring and upgrading of radiators and pipework. Vapour permeable insulation to be installed to underside of ground-floor floor structure and between joists, and formation of secondary glazed units to historic windows (retrospective in part).	Sulham Estate Sulham Farm Nunhide Lane Sulham Reading RG8 8EQ	DEL	Approval
Ward: Pangbourne Applicant: Mr Henry Scutt						
25/00526/HOUSE Parish: Sulhamstead Parish Council Ward: Bradfield Applicant: Mr M Dennison	29/04/2025	Lesley Humphries	Replace existing conservatory roof	11 Bannister Road Burghfield Common Reading RG7 3LG	DEL	Approval

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25/00378/FUL Parish: Tidmarsh Parish Council Ward: Pangbourne Applicant: Manor Farm Tidmarsh Ltd	02/05/2025	Michael Butler	Demolition of The Rancher and the construction of 4no 2 bedroom dwellings.	The Rancher Manor Farm Lane Tidmarsh Reading RG8 8EX	DEL	Approval
25/00558/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst Birch Copse Applicant: Luke Stevens	29/04/2025	Donna Toms	Extend existing drop kerb	143 Warborough Avenue Tilehurst Reading RG31 5LG	DEL	Approval
25/00311/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst Birch Copse Applicant: Mr E Ukaj	02/05/2025	Rebecca Murunga	Single storey rear extension and front porch extension with associated changes to fenestrations.	26 Compton Avenue Tilehurst Reading RG31 5LH	DEL	Approval
25/00528/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Mr and Mrs Paul Allen	29/04/2025	Lesley Humphries	Proposed single storey rear extension to replace existing conservatory	162 Cotswold Way Tilehurst Reading RG31 6SU	DEL	Approval

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25/00466/COND Parish: West Ilsley Parish Council	01/05/2025	Jake Brown	Application for Approval of Details Reserved by Conditions 3 (CEMP), 4 (LEMP), 5 (SuDS), 9 (EPS licence), 10 (Hard landscaping), 11 (Soft landscaping), 13 (Ecological Enhancements) and 14 (Electric Vehicle Charging details) of planning permission 23/02481/FULMAJ - Redevelopment of Hodcott Buildings to allow the repair, restoration, extension to, and change of use of the Grade II listed threshing barn to residential use; the re-building of the former cottages to provide ancillary accommodation; associated building operations and landscaping	Hodcott Buildings West Ilsley Stables West Ilsley Newbury	DEL	Split Decision
Ward: Ridgeway Applicant: Mr and Mrs S Hartwright						
25/00735/COND Parish: Winterbourne Parish Meeting	01/05/2025	Harriet Allen	Approval of details reserved by Condition No. 4 (Precautionary Method Statement), 5 (External Lighting) and 6 (Ecological Enhancement) of Approved Application 23/02514/HOUSE : Rear, side and porch extensions.	Rose Cottage Snelsmore Common Newbury RG14 3BN	DEL	Approval
Ward: Chieveley & Cold Ash Applicant: Mr T Huggins and Ms L Anderson						
25/00285/HOUSE Parish: Yattendon Parish Council	02/05/2025	Lauren Hill	Refurbishment of existing outbuilding including loft conversion and dormer addition to create a two-bedroom residential annex serving the needs of an elderly family member.	Everington House Everington Hill Yattendon Thatcham RG18 0UD	DEL	Approval
Ward: Ridgeway Applicant: Mr and Mrs Woolfenden						