

Decisions Taken during week ending 29/08/2025

<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>
25/01462/HOUSE Parish: Aldworth Parish Council Ward: Basildon Applicant: Mrs Lawrance	26/08/2025	Gemma Kirk	Retrospective application for replacement shed.	Apple Tree Cottage Aldworth Reading RG8 9RL	DEL	Refusal
25/01526/COND Parish: Ashampstead Parish Council Ward: Basildon Applicant: Mr Albert Hitchcock	26/08/2025	Sian Cutts	Application for approval of details reserved by conditions 3 (Arboricultural Method Statement) 4 (Bat Boxes) 7 (Soft Landscaping) and 8 (External Lighting) of approved on Appeal 23/01040/FULMAJ	Walnut Tree Cottage Ashampstead Common Reading RG8 8QS	DEL	Approval
25/01744/COND Parish: Basildon Parish Council Ward: Basildon Applicant: Mr & Mrs Alcock	28/08/2025	Donna Toms	Application for approval of details reserved by condition 7 (Lighting strategy) of approved 24/01795/HOUSE.	Birchwood House Kiln Ride Upper Basildon Reading RG8 8TA	DEL	Approval
25/01906/TELE28 Parish: Beedon Parish Council Ward: Downlands Applicant: BT	28/08/2025	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 Medium Wooden Pole at Ashbridge Farm, Oxford Road, Newbury, RG20 8AB	Street Record 1 Beedon Newbury		Response Issued

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25/01907/TELE28 Parish: Beedon Parish Council Ward: Downlands Applicant: BT	28/08/2025	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 Medium Wooden Pole at Ashbridge Farm, Oxford Road, Newbury, RG20 8AB	Street Record 2 Beedon Newbury		Response Issued
25/01908/TELE28 Parish: Beedon Parish Council Ward: Downlands Applicant: BT	28/08/2025	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 Medium Wooden Pole at Ashbridge Farm, Oxford Road, Newbury, RG20 8AB	Street Record 3 Beedon Newbury		Response Issued
25/01434/CERTE Parish: Beenham Parish Council Ward: Aldermaston Applicant: Llewellyn	27/08/2025	Michael Butler	Use of land for open B8 Storage and Distribution for containers and skips only	Storage Pips Way Beenham Reading	DEL	Approval

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25/01431/HOUSE Parish: Boxford Parish Council Ward: Hungerford & Kintbury Applicant: Mr Alexander	27/08/2025	Helen Robertson	Side extension, detached garage and moving of existing retaining wall	Catbells Cottage School Lane Boxford Newbury RG20 8DX	DEL	Withdrawn
25/01326/FUL Parish: Bradfield Parish Council Ward: Bradfield Applicant: Miss M Culling	26/08/2025	Michael Butler	Construction of a livestock building within existing farmyard and located between existing livestock buildings and storage barn.	Land West Of Herons Cottages Buckhold Pangbourne	DEL	Approval
25/01327/FUL Parish: Bradfield Parish Council Ward: Bradfield Applicant: Miss M Culling	26/08/2025	Michael Butler	Construction of a livestock building within existing farmyard and located between existing livestock buildings and storage barn.	Land West Of Herons Cottages Buckhold Pangbourne	DEL	Approval
25/01165/FUL Parish: Bradfield Parish Council Ward: Bradfield Applicant: Dylan Hoare	27/08/2025	Michael Butler	Retrospective: Erection of 1.5 storey cabin for tourism use with log burner and change of use of part of site to provide camping site.	1 Buscot Copse Bradfield Reading RG7 6JB	DEL	Refusal
25/01732/OOD Parish: Brimpton Parish Council Ward: Aldermaston Applicant: Mr S Fada	28/08/2025	Gemma Kirk	Out of District Planning Consultation BDBC: Ref 25/01735/RET - Timber five-bar gate and area of hardstanding for access to agricultural land (retrospective).	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land Off Hockford Lane RG7 1BB	DEL	Response Issued

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25/01522/HOUSE Parish: Brimpton Parish Council Ward: Aldermaston Applicant: Mr and Miss M and N Brace and Franklin	29/08/2025	Donna Toms	Single-storey side and rear extension and a two-storey rear extension to the property to provide an extended kitchen/dining and living area and a utility/WC at ground floor level and an enlarged bedroom to the first floor.	26 Brimpton Common Reading RG7 4RZ	DEL	Approval
25/01668/CERTP Parish: Chieveley Parish Council Ward: Chieveley & Cold Ash Applicant: Mr Aaron Doku	28/08/2025	Harriet Allen	Use of The Shrubbery as a home for a maximum of 3 children who will be cared for by a maximum of 3 carers at any one time. Staff change over will take place once per 24-hour period and within off-peak hours.	The Shrubbery Long Lane Cold Ash Thatcham RG18 9LY	DEL	Approval
25/01563/HOUSE Parish: Chieveley Parish Council Ward: Chieveley & Cold Ash Applicant: Mr and Mrs Hornby	28/08/2025	Helen Robertson	Proposed single storey front extension to form larger entrance hall and boot room	Old Radnalls Farm Green Lane Chieveley Newbury RG20 8XF	DEL	Approval
25/01634/CERTP Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Mr Nigel Piper	28/08/2025	Harriet Allen	Use of the site for MOT Testing and light vehicle engine and bodywork repairs (B2 Uses)	Quality Direct Greenacre Stoney Lane Ashmore Green Thatcham RG18 9HE	DEL	Approval
25/01642/AGRIC Parish: Great Shefford Parish Council Ward: Downlands Applicant: Mr James Acworth	27/08/2025	Harriet Allen	Application to determine if prior approval is required for a proposed steel portal framed general purpose building.	Newtown Lodge Farm Shefford Woodlands Hungerford RG17 7AR	DEL	Approval

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25/01113/HOUSE Parish: Hampstead Norreys Parish Council Ward: Ridgeway Applicant: Mr and Mrs Mason	28/08/2025	Helen Robertson	Extension.	Willows Church Street Hampstead Norreys Thatcham RG18 0TB	DEL	Approval
25/01840/TELE28 Parish: Hungerford Town Council	28/08/2025	Bob Dray	Notification under Regulation 7 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) and Regulation 7 & 7A (listed buildings and ancient monuments), 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 installation fixed line broadband electronic communications apparatus at The Old Vicarage, Parsonage Lane, Hungerford, RG17 0JB.	Street Record Parsonage Lane Hungerford		Response Issued
25/01841/TELE28 Parish: Hungerford Town Council	28/08/2025	Bob Dray	Notification under Regulation 7 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) and Regulation 7 & 7A (listed buildings and ancient monuments), 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 installation fixed line broadband electronic communications apparatus at The Old Vicarage, Parsonage Lane, Hungerford, RG17 0JB.	Street Record Parsonage Lane Hungerford		Response Issued

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25/01709/COND Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Ian Fidler	27/08/2025	Harriet Allen	Application for approval of details reserved by condition 4 (SuDs) of approved on appeal 24/00515/FUL	2 Blandys Hill Kintbury Hungerford RG17 9UE	DEL	Refusal
25/00839/FUL Parish: Lambourn Parish Council Ward: Lambourn Applicant: Rooksnest Estates Ltd	28/08/2025	Lauren Hill	Change of use of agricultural workshop building to use for light industrial purposes (Class E(g)(iii)) (part retrospective) and installation of roller shutter doors	Unit 6 Rowdown Farm Buildings Rowdown Upper Lambourn Hungerford	DEL	Approval
25/01611/HOUSE Parish: Lambourn Parish Council Ward: Lambourn Applicant: Steve and Jennie Bridle	28/08/2025	Harriet Allen	Part retrospective application for permission to build a replacement Potting shed as the original was too small and in very poor condition. The original has been taken down and new foundations prepared.	2 Battens Farm Cottage Ermin Street Lambourn Woodlands Hungerford RG17 7TN	DEL	Approval
25/01391/HOUSE Parish: Leckhampstead Parish Council Ward: Downlands Applicant: Mr and Mrs Hawton	29/08/2025	Isabel Oettinger	Proposed extension and alterations to existing dwelling	11 Nuttingtons Leckhampstead Newbury RG20 8QL	DEL	Approval
25/01305/LBC Parish: Newbury Town Council Ward: Newbury Central Applicant: Greenham Trust	27/08/2025	Harriet Allen	Retention of unauthorised works: Roof repairs due to leaks to 49-50b Northbrook Street.	49 - 50B Northbrook Street Newbury	DEL	Approval

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25/01160/ADV Parish: Newbury Town Council Ward: Newbury Central Applicant: Martin	27/08/2025	Lauren Hill	Redecorated shopfront and window. 2no external lights wall lights to fascia. New painted sign to fascia. New projecting swing sign.	16 Bartholomew Street Newbury RG14 5LL	DEL	Approval
25/01191/FUL Parish: Newbury Town Council Ward: Newbury Central Applicant: Emarek Ltd	28/08/2025	Lauren Hill	Section 73a Variation of Condition (2) Approved Plans/Documents of planning permission 24/02691/FUL: Elevational alterations including changes to fenestration and shopfronts; Demolition of two storey structure in the alleyway, single storey timber link and single storey structure to the rear.	18 To 21 and 22 To 24 Berkshire House Bartholomew Street Newbury	DEL	Approval
24/01905/FULMAJ Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Miracle Properties Ltd	29/08/2025	Matthew Shepherd	Erection of two buildings comprising 14 no. flats and associated infrastructure and landscaping following the demolition of existing buildings	Sandleford Parade Newtown Road Newbury RG14 7EY	DEL	Approval
25/01343/HOUSE Parish: Newbury Town Council Ward: Newbury Speen Applicant: Mr Stefan Racz	29/08/2025	Cheyenne Kirby	Renovation and extension of the existing property, including the following: rear extension, front room alteration, front entrance redesign, roof and insulation works, windows and glazing, floor and heating upgrade, electrical, plumbing and heating upgrades, full house renovation, and garden room construction.	35 Chaucer Crescent Newbury RG14 1TP	DEL	Approval

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25/01610/CERTP Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr and Mrs T Martin	27/08/2025	Harriet Allen	Extend bay window under existing lean-to pitched roof	58 Valley Road Newbury RG14 6ER	DEL	Refusal
25/01649/CERTP Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mrs Kearley	27/08/2025	Harriet Allen	Rear dormer, Insulating rear conservatory, Internal alterations.	87 Paddock Road Newbury RG14 7DN	DEL	Approval
25/01541/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr & Mrs Palmer	29/08/2025	Lauren Hill	Proposed loft conversion with hip-to-gable conversion, rear dormer and front facing Velux.	10 Chandos Road Newbury RG14 7EE	DEL	Approval

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25/01862/HOUSE Parish: Purley On Thames Parish Council	29/08/2025	Awaiting Allocation	This retrospective planning application is 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. Our uneven and sloping garden makes it a few centimetres above the 2.5-meter limit. Because of the sloping nature of the garden, a stepping area is needed to access the cabin. Decking is constructed two steps below as a continuation of the cabin base and stepping area. As we see in the attached photos, the decking with an average height of around 40 centimetres also starts at the minimum possible height. We bought this log cabin from Costco to make some usable and enjoyable space in our heavily slopped garden and we were unaware that this would require planning permission. Costco Log cabin link : https://www.costco.co.uk/Garden-Sheds-Patio/Garden-Structures/Log-Cabins/Forest-Garden-Melbury-45mm-Log-Cabin-13ft-1-x-9ft-8-4-x-3-m/p/MelburyCabin	4 Theobald Drive Tilehurst Reading RG31 6YA		Duplicate Application
Ward: Tilehurst & Purley Applicant: Mr Jomon George						
25/01485/HOUSE Parish: Speen Parish Council	27/08/2025	Harriet Allen	Section 73 Variation of Condition (2) Approved Plans of planning permission 25/00501/HOUSE: Erection of garden annex, ancillary to dwelling following the demolition of an existing outbuilding	96 Benham Park Marsh Benham Newbury RG20 8LX	DEL	Approval
Ward: Newbury Speen Applicant: Mr & Mrs E Austin						

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25/01538/HOUSE Parish: Speen Parish Council Ward: Newbury Speen Applicant: Mr and Mrs Squires	29/08/2025	Helen Robertson	Erection of first floor rear extension above existing ground floor. Infill between garage block and house. Infill of recessed side porch. Internal alterations.	5 Wickham Road Stockcross Newbury RG20 8LE	DEL	Refusal
24/02579/FULMAJ Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: The Englefield Estate Trust	26/08/2025	Emma Nutchey	Subdivision of existing farmhouse from one to two C3 dwellinghouses, change of use of agricultural building to three C3 dwellinghouses, change of use of one agricultural building to a garage/store, demolition of four agricultural buildings, widening existing access from Park Lane and associated internal access arrangements, parking and landscaping	Perrins Farm Beech Hill Road Mortimer Reading RG7 2AL	DEL	Approval
25/01204/FUL Parish: Theale Parish Council Ward: Theale Applicant: The Co-operative Group	28/08/2025	Donna Toms	Relocate shopfront entrance, external lighting, new replacement mechanical plant on the roof and new palisade fence cage store in the car park.	2 High Street Theale Reading RG7 5AN	DEL	Approval
25/01898/NONMA Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Mr Adrian Marshall	26/08/2025	Cheryl Willett	Non material amendment to approved 25/00890/HOUSE Installation of Air Source Heat pump on owned land by the front door. Amendment altering location to be within 1m of house wall keeping 1m from boundary wall using noise calculation MCS020 a formula.	103 Devonshire Gardens Tilehurst Reading RG31 6FP	DEL	Approval

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25/01707/COND Parish: Wokefield Parish Council Ward: Burghfield & Mortimer Applicant: West Berkshire Council	27/08/2025	Matthew Shepherd	Application for approval of details of Conditions 5-Materials 9-Arboreal Watch Brief 13-Emergency Plan 17-CEMP 18-LEMP and 22- Hard Landscaping of previously approved 22/01330/REG3: Construction and operation of a solar farm and battery storage system together with cable route and all associated works, equipment and necessary infrastructure	Land North Of Bloomfield Hatch Farm Bloomfield Hatch Mortimer Reading	DEL	Approval
25/01808/COND Parish: Wokefield Parish Council Ward: Burghfield & Mortimer Applicant: West Berkshire Council	27/08/2025	Catherine Ireland	Application for approval of details of Condition 7 'Drainage', 8 'Archaeological Work', 11 'Landscaping' and 12 'Landscape Maintenance' of previously approved 22/01330/REG3: Construction and operation of a solar farm and battery storage system together with cable route and all associated works, equipment and necessary infrastructure	Land North Of Bloomfield Hatch Farm Bloomfield Hatch Mortimer Reading	DEL	Approval