

Decisions Taken during week ending 25/07/2025

<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>
25/01091/HOUSE Parish: Ashampstead Parish Council Ward: Basildon Applicant: Robert Mellor	21/07/2025	Donna Toms	This application is for the demolition of existing extensions and provision of a new two storey side extension and ancillary building to provide home office and a gym/studio. Provision of a new air source heat pump.	5 Stubbles Ashampstead Reading RG8 8RP	DEL	Approval
25/01169/HOUSE Parish: Basildon Parish Council Ward: Basildon Applicant: Mr & Mrs T. Elliott	22/07/2025	Donna Toms	Section 73a: Variation of Condition 1 (Approved Plans) of previously approved application 21/02171/HOUSE - Section 73a: Variation of Condition 2 (Approved Plans) of previously approved application 19/00265/HOUSE : Single storey rear extension and refurbishment/conversion of ancillary outbuilding.	Woodgreen Farm House Upper Basildon Reading RG8 8NA	DEL	Approval
25/01292/HOUSE Parish: Basildon Parish Council Ward: Basildon Applicant: Mr and Mrs Ohanian	22/07/2025	Lesley Humphries	Single-storey side extension following demolition of existing lean-to.	Knapps Wood Gardeners Lane Upper Basildon Reading RG8 8NN	DEL	Approval
25/00960/HOUSE Parish: Beedon Parish Council Ward: Downlands Applicant: The Hopps Partnership	22/07/2025	Cheryl Willett	An application to demolish two existing pre-fabricated garages and the construction of a new double car port and garage/workshop with a new gate and fence to front boundary, solar panels to be installed on the flat roof of the new workshop	Rose Cottage Old Street Beedon Common Newbury RG20 8SU	DEL	Approval

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24/02808/FULMAJ Parish: Beenham Parish Council Ward: Aldermaston Applicant: Grundon Waste Management Ltd	25/07/2025	Sian Cutts	The proposed creation of an outside storage facility for materials and light fabrication operations (B2/B8) with the erection of an ancillary workshop, wash bay, welfare and office unit	Land East Of and Approximately 200 Metres Along Pips Way Beenham Reading	DEL	Approval
25/01008/FUL Parish: Boxford Parish Council Ward: Hungerford & Kintbury Applicant: Scott Vokins	23/07/2025	Cheryl Willett	Retrospective planning application for the installation of a safety barrier in the form of a 1.275m high Timber Post & Rail Fence and hedge around an all-weather riding arena and amended ground levels.	Shepherds Hill House School Lane Boxford Newbury RG20 8DX	DEL	Approval

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25/01278/REG4 Parish: Brightwalton Parish Council	21/07/2025	Harriet Allen	Retrospective planning application under the Enforcement Case Reference: 24/00613/16OTHR. The proposal includes the installation of a combination of powder-coated metal bow-top and mesh panel fencing and gates across various boundaries of the school site. Works involve replacing existing low-level timber gates and hedging at the main entrance on a like-for-like basis, and removing the original chain-link fencing and metal gates along the front, side, and rear elevations. These will be replaced with 1.8m high mesh panel and bow-top fencing, with additional 2.4m high mesh fencing along the short section of the parapet adjacent the old school house at southern boundary to enhance security. New gates, including single and double-leaf designs, will be installed in existing locations. All metalwork will be finished in dark green (RAL 6005) to ensure durability and compatibility with the surrounding environment.	Brightwalton C.E. Aided Primary School Brightwalton Newbury RG20 7BN	DEL	Approval
Ward: Downlands Applicant: Mr Gordon Joyner						
25/01119/COND Parish: Brimpton Parish Council	21/07/2025	Lewis Richards	Approval of details reserved by Condition (5) Joinery of planning permission 23/01994/FUL: Change of use from Sui Generis (pub) to C3 Dwelling House together with rear extension. Installation of Solar Array	Three Horseshoes Brimpton Lane Brimpton Reading RG7 4TL	DEL	Refusal
Ward: Aldermaston Applicant: Astrid Ground Are Ltd						

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25/00998/COND Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: TA Fisher and Sons Ltd	25/07/2025	Michael Butler	Application for Approval of Details Reserved by Conditions 5 (CEMP), 8 (Landscaping), 13 (Levels) and 19 (LEMP) Allowed on Appeal 22/00244/FULEXT - Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH	DEL	Approval
25/01155/HOUSE Parish: Chaddleworth Parish Council Ward: Downlands Applicant: Mr and Mrs Hoar	25/07/2025	Helen Robertson	Replace existing conservatory structure above windowsill level with a glazed extension. Remove the adjoining wall with existing 2-storey extension and a new door opening in its rear elevation.	Norris Farm Norris Lane Chaddleworth Newbury RG20 7DZ	DEL	Approval
25/01157/LBC Parish: Chaddleworth Parish Council Ward: Downlands Applicant: Mr and Mrs Hoar	25/07/2025	Helen Robertson	Replace existing conservatory structure above windowsill level with a glazed extension. Remove the adjoining wall with existing 2-storey extension and a new door opening in its rear elevation.	Norris Farm Norris Lane Chaddleworth Newbury RG20 7DZ	DEL	Approval
25/01028/HOUSE Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: The New Home Improvement Group	22/07/2025	Michael Butler	Proposed erection of detached, single storey garden room.	Brackenber House The Ridge Cold Ash Thatcham RG18 9HY	DEL	Approval

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25/01281/LBC Parish: Compton Parish Council Ward: Ridgeway Applicant: Elizabeth Jarrett	22/07/2025	Harriet Allen	Removal of gypsum and lime plaster where very high levels of damp. Replacement of any failed exposed bricks, with bricks to match and lime mortar.	1 Horn Street Compton Newbury RG20 6QS	DEL	Approval
25/01303/LBC Parish: Compton Parish Council Ward: Ridgeway Applicant: Elizabeth Jarrett	22/07/2025	Harriet Allen	Installation of rockwool Flexi slab to existing raised timber floor to dining room area only. The dining room is very cold in winter due to an air path from the outside to the partial cellar. The dining room floor is timber floorboards on timber joists supported on brickwork sleeper walls on ground. The Insulation would be installed between the timber joists beneath the floor boards. Repair to any floor boards and air bricks.	1 Horn Street Compton Newbury RG20 6QS	DEL	Approval
24/01651/FUL Parish: East Garston Parish Council Ward: Downlands Applicant: Andrew James	25/07/2025	Rebecca Murunga	Replacement dwelling	2 Burfords East Garston Hungerford RG17 7HL	COMM	Approval

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24/01224/OOD Parish: East Ilsley Parish Council	25/07/2025	Michael Butler	Consultation under Section 42 of the Planning Act (the 2008 Act), Regulation 3 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulation 2009 (the APFP Regulations), and Regulations 11 and 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 2017 Regulations). Proposal: A new solar energy generation station on three land parcels located within the administrative areas of Cherwell District Council, West Oxfordshire District Council, Vale of White Horse District Council and Oxfordshire County Council.	Out Of District Planning Consultation Botley West Solar Farm Oxfordshire	DEL	Case Closed
Ward: Ridgeway Applicant: SolarFive Ltd						
24/01797/OOD Parish: East Ilsley Parish Council	25/07/2025	Michael Butler	Information change Note on Targeted Consultation for single Order limit change within Central Site: Land to include land around an established veteran tree, adding necessary flexibility to the existing cable corridor. Proposal: A new solar energy generation station on three land parcels located within the administrative areas of Cherwell District Council, West Oxfordshire District Council, Vale of White Horse District Council and Oxfordshire County Council.	Out Of District Planning Consultation Botley West Solar Farm Oxfordshire	DEL	Case Closed
Ward: Ridgeway Applicant: Solar Five Ltd						
25/00974/HOUSE Parish: Farnborough Parish Meeting	25/07/2025	Helen Robertson	Demolition of existing rear conservatory and erection of new single storey rear extension. Demolition of existing side extension and replacement with a two storey side extension	The Old Smithy Cottage Farnborough Wantage OX12 8NS	DEL	Approval
Ward: Downlands Applicant: David and Nicola Wilson						

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25/01224/OUT Parish: Frilsham Parish Council Ward: Ridgeway Applicant: Mr John Hadrill	23/07/2025	Harriet Allen	Proposed Detached Dwelling on Land off Beechfield Lane, Frilsham, RG18 9XD. Matters for consideration Access Layout and Scale	Land at Beechfield Lane Frilsham Thatcham	DEL	Refusal
25/01133/COND Parish: Hamstead Marshall Parish Council Ward: Hungerford & Kintbury Applicant: Mr Richard White	25/07/2025	Cheyenne Kirby	Application for approval of details reserved by condition 11 'WSI', 12 'building recording' and 16 'ecological measures' of approved application 24/02370/FULMAJ: Section 73: Variation of Condition (2) Approved Plans of previously approved application 23/01928/FULMAJ - Demolition of current dwelling to be replaced with larger dwelling, to provide storage space near the house. Demolition of the existing barn to be relocated and replaced with a smaller barn, separate for mini diggers and equipment to maintain the river banks. Shortening of fishpool	Fishery Cottage Hamstead Marshall Newbury RG20 0JD	DEL	Approval
25/01042/HOUSE Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mr Krystian Szymczak	22/07/2025	Donna Toms	Section 73: Variation of Condition 2 (Approved Plans) of planning permission 24/01236/HOUSE - Rear extension to the existing house. Garden gym room. Front porch and dormer window.	33 Bath Road Calcot Reading RG31 7QH	DEL	Approval
25/01189/ADV Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Miss Marina Alleyne	23/07/2025	Isabel Oettinger	Changing of WHSMITH brand to TGJones. Like for Like replacements.	6 - 7 High Street Hungerford RG17 0DN	DEL	Approval

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24/02810/FULMAJ Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Hungerford Park	24/07/2025	Cheyenne Kirby	The installation of 4860 ground mounted photovoltaic panels, in an equine field, to provide power to the commercial buildings within the grounds and to export to the Local Grid	Land North Of Hungerford Footpath 21 and South Of Cider Barn Hungerford Park Hungerford	COMM	Approval
25/01245/COND Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Mr and Mrs Ed and Lucy Makin	24/07/2025	Harriet Allen	Application for approval of details reserved by condition 8 'CMS', 14 'CEMP', 16 'HMMP' and the Statutory Biodiversity Gain Condition of approved application 24/01662/FUL: Erection of Eco Centre building, with associated wildlife garden, car parking and solar array.	Barn South Of The Lodge and Adjacent Kintbury Footpath 21 Wallingtons Road Kintbury Hungerford	DEL	Approval
25/01200/HOUSE Parish: Lambourn Parish Council Ward: Lambourn Applicant: Miss Melissa Wyatt	25/07/2025	Harriet Allen	New wider dropped kerb	18 Millfield Lambourn Hungerford RG17 8YQ	DEL	Approval
25/00662/OOD Parish: Newbury Town Council Ward: Newbury Central Applicant: Southern Water Services Limited	25/07/2025	Michael Butler	Consultation under Section 48 of the Planning Act 2008 for a Development Consent Order. The construction, operation, maintenance and decommissioning of the Hampshire Water Transfer and Water Recycling Project.	Out Of District Planning Consultation Hampshire Area	DEL	Case Closed

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25/01518/COND Parish: Newbury Town Council	22/07/2025	Lauren Hill	Approval of details reserved by Condition (10) EV Charging Points of planning permission 25/00024/FUL: Section 73 application to vary conditions 2 (Approved Plans), 11 (BREEAM) and 12 (Soft Landscaping) of approved 22/02614/FUL - Erection of an MRI and PET-CT Scanning Facility, hardstanding, landscaping and Car Parking.	West Berkshire Community Hospital Rookes Way Thatcham RG18 3AS	DEL	Approval
Ward: Newbury Clay Hill Applicant: Daniel Dunn						
25/00618/HOUSE Parish: Newbury Town Council	25/07/2025	Isabel Oettinger	Convert existing loft space into 2no habitable rooms and shower room utilising hip to gable conversion and rear flat roof dormer & 3no velux to front elevation.	12 Stuart Road Newbury RG14 6QX	DEL	Approval
Ward: Newbury Wash Common Applicant: Mr and Mrs Stedman						

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25/01600/NONMA Parish: Pangbourne Parish Council	25/07/2025	Sian Cutts	Non-Material Amendment to planning permission 24/01827/HOUSE: Replacement of existing single storey volume to the south with new walls, roof, glazing and external canopy. Installation of two external canopies to the north elevation, alongside a small single storey extension to the existing entrance hall and replacement porch. Replacement windows, doors, soffits, fascias and rainwater goods throughout the property, with minor alterations to several existing openings. Installation of 4no. dormers to the north roof and 1no. rooflight to the south roof. Painted/limewash finish to the existing brickwork finish across the whole property. External landscaping including a plunge pool to the north-east of the house. Amendment: Alter the 4no. narrow dormers to the north roof to 2no. wider dormers to the north roof.	Buckeridge Pangbourne Hill Pangbourne Reading RG8 7AS	DEL	Approval
Ward: Pangbourne Applicant: Mr & Mrs Trevor						
22/01742/MDOPO Parish: Shaw Cum Donnington PC Ward: Newbury Speen Applicant: Stonewater (2) Limited	23/07/2025	Jake Brown	Modification of planning obligation of approved 141771. To vary the Section 106 Agreement dated 4 December 1992	Donnington Lodge Oxford Road Donnington Newbury RG14 3AA	DEL	Approval

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22/00433/COND5 Parish: Shaw Cum Donnington PC	23/07/2025	Sian Cutts	Application for approval of details reserved by conditions 7 (access details) 8 (footpaths) and 12 (Love Lane vehicular access) of approved 20/02788/RESMAJ - Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.	Land Adjacent To Hilltop Oxford Road Donnington Newbury	DEL	Split Decision
25/01185/TELE56 Parish: Speen Parish Council	23/07/2025	Cheyenne Kirby	The installation of 1No. 18m 'Phase 8' monopole, 6No. antennas, 2No. 0.3m dishes, 1No. GPS Node and 4No. ground-based equipment cabinets (1No. Wraparound and 3No. others) and ancillary development thereto.	Hamstead Crossing Site Marsh Benham Newbury	DEL	Approval
Ward: Newbury Speen Applicant: David Wilson Homes (Southern)						
Ward: Newbury Speen Applicant: EE Ltd						

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25/01211/FUL Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Matt Nelson	22/07/2025	Alice Attwood	Reversal of Approval 09/01814/HOUSE - back to 2no. 2 bed semis 9-11 King Street, Mortimer RG7 3RS	Laburnums 11 King Street Mortimer Common Reading RG7 3RS	DEL	Approval
25/01283/HOUSE Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Natalie Clarke	25/07/2025	Donna Toms	Proposed ground floor side extension, internal alterations and all associated works	61 Victoria Road Mortimer Common Reading RG7 3SL	DEL	Approval
25/01412/PASSH Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Mr and Mrs Armstrong	25/07/2025	Donna Toms	Application to determine if prior approval is required for a proposed: Larger Home Extension - Pitched roof, brick and tiled with gable end. Dimensions 5.13m beyond rear wall, 3.88m height, 2.47m eaves height	56 The Avenue Mortimer Common Reading RG7 3QX	DEL	Approval
25/00877/HOUSE Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Mr and Mrs Harkins-Lord	25/07/2025	Catherine Ireland	Two storey side extension	80 Stephens Firs Mortimer Reading RG7 3XA	DEL	Approval
25/00727/HOUSE Parish: Sulhamstead Parish Council Ward: Bradfield Applicant: Miss Marisa Oliveira	23/07/2025	Lesley Humphries	Single storey flat roofed rear extension	11 Reading Road Burghfield Common Reading RG7 3PY	DEL	Approval

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25/00903/HOUSE Parish: Sulhamstead Parish Council Ward: Bradfield Applicant: Luke and Loren Rosier	25/07/2025	Lewis Richards	Loft conversion rear dormer and single storey side extension.	26 Sulhamstead Hill Sulhamstead Reading RG7 4DE	DEL	Refusal
24/02582/REG4 Parish: Thatcham Town Council Ward: Thatcham North East Applicant: West Berkshire District Council	25/07/2025	Catherine Ireland	Partial demolition and refurbishment of single storey education building to provide Early Years teaching accommodation including 2no. classrooms, hard and soft landscaping and external ASHP	Thatcham Park Primary School Park Avenue Thatcham RG18 4NP	DEL	Approval
25/01190/FUL Parish: Theale Parish Council Ward: Theale Applicant: Mr Benjamin Marshall	22/07/2025	Alice Attwood	Retrospective Material change of use of a garden room to include addition of washing and cooking facilities to form a separate dwelling	6 Lambfields Theale Reading RG7 5DB	DEL	Withdrawn
25/00319/FUL Parish: Theale Parish Council Ward: Theale Applicant: Grace Developers Limited	22/07/2025	Sian Cutts	Proposed erection of 2no. semi-detached dwellings.	Land South Of Church Street and West Of 24 Roundhead Road Theale Reading	DEL	Refusal
25/01236/FUL Parish: Tilehurst Parish Council Ward: Tilehurst Birch Copse Applicant: . .	22/07/2025	Michael Butler	Erection of four standalone supported living units and staff facility associated with existing care facility.	Little Heath Court Little Heath Road Tilehurst Reading RG31 5TX	DEL	Withdrawn

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25/00504/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Mr and Mrs Frankum	25/07/2025	Gemma Kirk	Retrospective single storey rear extension	18 Vicarage Wood Way Tilehurst Reading RG31 6ZX	DEL	Approval
25/00827/FULMAJ Parish: Welford Parish Council Ward: Hungerford & Kintbury Applicant: Forest Edge Tipis	25/07/2025	Lauren Hill	Use of land for wedding ceremonies and receptions for 6 months a year (April - September), including the temporary erection of tipis, catering tent, ceremony tent, toilet block and associated car parking (for a temporary period of 5 years)	Welford Park Welford Newbury RG20 8HU	COMM	Refusal
25/01159/HOUSE Parish: West Ilsley Parish Council Ward: Ridgeway Applicant: Mr and Mrs J Dawson	22/07/2025	Cheryl Willett	Revised access (dropped kerb) in connection with 25/00685/HOUSE	School House Main Street West Ilsley Newbury RG20 7AR	DEL	Approval
25/01344/FORMB Parish: West Ilsley Parish Council Ward: Ridgeway Applicant: Scottish and Southern Electricity Networks (SSEN)	23/07/2025	Harriet Allen	The proposal is to improve and reinforce the existing local electricity network at West Ilsley by installing a new H-pole and 200kVA transformer, in order to facilitate a new connection to property at Hoddcott Buildings. (Ref: 105169-127/LA)	Street Record Catmore Road West Ilsley Newbury	DEL	No Objection Raised
25/01197/COND Parish: West Ilsley Parish Council Ward: Ridgeway Applicant: Mr and Mrs J. Dawson	25/07/2025	Helen Robertson	Application for approval of details reserved by condition 4 'Windows/doors, roof tiles, railings' of approved application 25/00685/HOUSE: Erection of a two-storey rear extension, porch and associated works.	School House Main Street West Ilsley Newbury RG20 7AR	DEL	Approval