

## Decisions Taken during week ending 20/02/2026

<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>
25/02742/HOUSE Parish: Beenham Parish Council Ward: Aldermaston Applicant: MR & MRS LUFFRUM	16/02/2026	Donna Toms	Proposed two storey side extension, loft conversion with 2 no. dormers and new porch.	Woodside Clay Hill Beenham Reading RG7 5PG	DEL	Approval
25/02720/FULMAJ Parish: Boxford Parish Council	17/02/2026	Michael Butler	Section 73A: Vary condition 9 'scheme of landscaping', 22 'landscape and ecological management plan', 23 'updated ecological appraisal', 24 'bat mitigation strategy', 25 'biodiversity monitoring strategy', 27 'external lighting' and 29 'biodiversity mitigation and enhancement' of planning permission 21/02529/COMIND (Fully retrospective: Proposed change of use from agricultural to new equine facility (racehorse training and stabling) for 45No horses, including the installation of associated car park, all storm water and foul water drainage, and new landscaping. The installation of new entrance gates within existing vehicular access and gallops. Refurbishment of existing former farm buildings, demolition of existing hay barn, erection of new stable building, horse walker and lunge pen).	Harry Derham Racing Upper Farm Upper Farm House High Street Boxford Newbury RG20 8BR	DEL	Approval
25/02882/HOUSE Parish: Bradfield Parish Council Ward: Bradfield Applicant: Mrs R. Balsdon	18/02/2026	Donna Toms	Single storey side extension	Watermans Cottage Dark Lane Bradfield Reading RG7 6DF	DEL	Approval

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26/00262/NONMA Parish: Bradfield Parish Council  Ward: Bradfield Applicant: Mr and Mrs A Skog	19/02/2026	Donna Toms	Non-Material Amendment to planning permission 23/02918/HOUSE: Proposed two-storey side extension following demolition of existing single storey extension, new front porch and associated alterations. Amendment: repositioned window and addition of rooflight.	1 Herons Farm Cottages Buckhold Pangbourne Reading RG8 8PY	DEL	Approval
26/00224/NONMA Parish: Bradfield Parish Council  Ward: Bradfield Applicant: Mrs Lucy Monaghan	20/02/2026	Lewis Richards	Non-Material Amendment to planning permission 24/01174/FUL: Demolition of existing College bungalow, garage and associated boundary enclosures, erection of College Health and Wellness Centre and associated ambulance/nurse parking, drainage works, air source heat pump, hard and soft landscaping, new pedestrian footways and associated works, and temporary change of use of College car park to site compound with associated cabins, storage and enclosures for the duration of the construction works. Amendment: amendment to condition 23 to exempt initial works to widen the existing internal driveway and construct a footpath from the condition, to enable such works to proceed prior to approval of details required under this condition.	Bradfield College Bradfield Reading RG7 6AU	DEL	Approval

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25/02913/COND Parish: Bradfield Parish Council	20/02/2026	Michael Butler	Approval of details reserved by Conditions (3) Materials, (15) Hard Landscaping and (16) Soft Landscaping of planning permission 24/01174/FUL: Demolition of existing College bungalow, garage and associated boundary enclosures, erection of College Health and Wellness Centre and associated ambulance/nurse parking, drainage works, air source heat pump, hard and soft landscaping, new pedestrian footways and associated works, and temporary change of use of College car park to site compound with associated cabins, storage and enclosures for the duration of the construction works.	Bradfield College Bradfield Reading RG7 6AU	DEL	Approval
Ward: Bradfield Applicant: Mrs Lucy Monaghan						
25/00479/MDOPO Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: Croudace Homes Ltd	20/02/2026	Michael Butler	Modification of planning obligation of planning permission 18/02485/OUTMAJ	Land North Of Dauntless Road and South Of Pondhouse Farm Clayhill Road Burghfield Common Reading	DEL	Approval
25/02799/FUL Parish: Chieveley Parish Council Ward: Chieveley & Cold Ash Applicant: Mary Hare School	16/02/2026	Matthew Shepherd	Siting of air source heat pumps, solar panels and batteries on and adjacent to existing school buildings.	Mary Hare School Arlington Manor Snelsmore Common Newbury RG14 3BQ	DEL	Approval

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26/00313/NONMA Parish: Chieveley Parish Council	20/02/2026	Harriet Allen	Non-Material Amendment to application 24/02692/FUL (allowed on appeal APP/W0340/W/25/3363471): Erection of a single storey detached classroom, and re-location of fence between the side of the day nursery and north side boundary of the site. Amendment: change the materials to be used on the new detached classroom.	Quackers Day Nursery High Street Chieveley Newbury RG20 8TE	DEL	Approval
Ward: Chieveley & Cold Ash Applicant: Mr Anthony Pickford						
25/02081/HOUSE Parish: Cold Ash Parish Council	16/02/2026	Isabel Oettinger	Part Retrospective: Landscaping of domestic garden, including erection of retaining walls and formation of extended patio.	Ashness Lodge Stoney Lane Ashmore Green Thatcham RG18 9HD	DEL	Approval
Ward: Chieveley & Cold Ash Applicant: Mr & Mrs Adrian Brown						
26/00167/NONMA Parish: Cold Ash Parish Council	18/02/2026	Elizabeth Moffat	Non-Material Amendment to planning permission 25/02687/HOUSE: Demolition of existing garage. Proposed Single Storey Side Extension, Front Porch, Amendments to External Treatment and Fenestration. Amendment: Cementitious slate roof instead of dark grey painted tiles.	Vista Cottage The Ridge Cold Ash Thatcham RG18 9HX	DEL	Approval
Ward: Chieveley & Cold Ash Applicant: Lloyd and Hannah Lawrenson						

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25/02841/COND Parish: Compton Parish Council	19/02/2026	Cheyenne Kirby	Application for approval of details reserved by condition 19 (CMS) of approved 20/01336/OUTMAJ. Hybrid planning application seeking: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.	Institute For Animal Health High Street Compton Newbury RG20 7NN	DEL	Approval
Ward: Ridgeway Applicant: David Wilson Homes (Southern) Ltd and Homes England						
25/02644/COND Parish: Compton Parish Council Ward: Ridgeway Applicant: Mrs T Andrews	20/02/2026	Cheyenne Kirby	Application for approval of details reserved by condition 9 (Soft Landscaping) of approved 21/01853/FUL	1 High Elms North Aldworth Road Compton Newbury RG20 6RD	DEL	Approval
25/02960/HOUSE Parish: Enborne Parish Council Ward: Hungerford & Kintbury Applicant: Mr Ellis	20/02/2026	Elizabeth Moffat	Erection of detached ancillary home office.	The Stables Grange Gardens Enborne Newbury RG14 6RP	DEL	Approval

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25/02013/LBC Parish: Greenham Parish Council Ward: Newbury Greenham Applicant: Mr and Mrs Ryszard and Edyta Borowy	16/02/2026	Cheyanne Kirby	Proposed erection of 31 Solar PV Panels across 3 single-storey parallel roof ridges to the south of the dwelling.	1 Mews Cottage Pigeons Farm Road Greenham Thatcham RG19 8XD	DEL	Approval
25/02012/HOUSE Parish: Greenham Parish Council Ward: Newbury Greenham Applicant: Mr and Mrs Ryszard and Edyta Borowy	17/02/2026	Cheyanne Kirby	Proposed erection of 31 Solar PV Panels across 3 single-storey parallel roof ridges to the south of the dwelling.	1 Mews Cottage Pigeons Farm Road Greenham Thatcham RG19 8XD	DEL	Approval
25/02601/COND Parish: Greenham Parish Council  Ward: Newbury Greenham Applicant: David Wilson Homes Southern	18/02/2026	Jake Brown	Application for approval of details reserved by conditions 7 (Piling) and 10 (Materials) of approved 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	Refusal

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26/00255/LDO Parish: Greenham Parish Council  Ward: Newbury Greenham Applicant: Greenham Business Park	20/02/2026	Michael Butler	Development of 1 No. single storey warehouse consisting of 4676 sq m B8 Storage and Distribution space and 487 sq m covered space under freestanding link canopy, 32 car parking spaces, lorry yard and cycle stores. PV panels to proposed warehouse roof. Bin store located within lorry yard.	Yard 2 Greenham Business Park Greenham Thatcham RG19 6HA	DEL	Not required
25/02937/COND Parish: Greenham Parish Council  Ward: Newbury Wash Common Applicant: Mr Sean Bates	16/02/2026	Matthew Shepherd	Approval of details reserved by Condition (31) Contamination Land of planning permission 22/02754/OUTMAJ: Hybrid Planning Application:1) Full planning permission for a food store with a floor area of 1800 square metres (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping.2) Outline planning permission (matters to be considered: access) for up to 75 residential units (Use Class C3) high-capacity Electric Vehicle (EV) charging area, and residential care accommodation, containing up to 70 beds (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works.	Land East Of Newbury College Monks Lane Newbury	DEL	Approval
25/02886/COND Parish: Hermitage Parish Council  Ward: Chieveley & Cold Ash Applicant: Mrs Victoria Roe	16/02/2026	Emma Nutchey	Application for approval of details reserved by condition 3 'External Materials' of approved application 20/00912/FULEXT: Erection of 16 dwellings and associated landscape and highway works.	Land at End Of Charlotte Close Hermitage Thatcham	DEL	Approval

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25/02837/CERTP Parish: Hermitage Parish Council Ward: Chieveley & Cold Ash Applicant: Mr Neil Buckland	20/02/2026	Lydia Mather	Placement of Solar Panels on house and garage roof	37 Dines Way Hermitage Thatcham RG18 9TF	DEL	Approval
25/02724/FULMAJ Parish: Inkpen Parish Council  Ward: Hungerford & Kintbury Applicant: Mr. & Mrs. R Lowndes	17/02/2026	Sian Cutts	Section 73: Vary condition 2 'Approved Plans' of approved application 24/01418/FULMAJ: Erection of replacement dwelling and garage, following removal of existing; with associated parking, turning, landscaping, access, ecological enhancements and extension to residential curtilage.	Oak Dene Inkpen Hungerford RG17 9DJ	DEL	Approval
25/01982/HOUSE Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Mr James Matthews	18/02/2026	Lauren Hill	Proposed extension, partial demolition, internal alterations, and replacement fenestration	Barton Court Kintbury Hungerford RG17 9SA	DEL	Approval
25/02949/FUL Parish: Lambourn Parish Council  Ward: Lambourn Applicant: Sovereign Network Group - Natalie McMonagle	18/02/2026	Harriet Allen	Proposed works to 5-16 College House, High Street, Lambourn. Replacement of the existing doors for composite doors (entrance doors) or uPVC doors (garden doors) of a similar style and appearance. Replacement of existing uPVC windows with flush uPVC casements. Retention of two existing composite doors.	College House High Street Lambourn Hungerford RG17 8XN	DEL	Approval

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26/00148/NONMA Parish: Midgham Parish Council	16/02/2026	Michael Butler	Non-Material Amendment to planning permission 23/02634/HOUSE: First floor extension. Amendment: 1. North Elevation - ground floor fenestration change from folding doors to french door set. 2. East Elevation as existing other than the flat roof lantern replacing the rooflight. 3. West Elevation - Larger first floor single dormer replacing the two smaller dormers; Larger first floor master bedroom window replacing the two smaller windows; flat roof lantern replacing rooflight; Ground floor living room window bricked in. 4. Diamond lead lights removed from all retained and new windows. 5. Internal layout changes.	10 Midgham Green Midgham Reading RG7 5TT	DEL	Approval
Ward: Bucklebury Applicant: Jones & Cayoun						
25/02925/CERTP Parish: Newbury Town Council Ward: Newbury Central Applicant: Amegreen Children's Services	16/02/2026	Rebecca Hawkes-Rey	Installation of secondary glazing and window repairs	6 Northcroft Lane Newbury RG14 1BU	DEL	Approval
25/02701/HOUSE Parish: Newbury Town Council	18/02/2026	Lydia Mather	Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.	23 Russell Road Newbury RG14 5JX	DEL	Approval
Ward: Newbury Central Applicant: Alistair Bounds						
25/01630/FUL Parish: Newbury Town Council Ward: Newbury Central Applicant: Mr M Mushtaq	19/02/2026	Sian Cutts	Change of use of 2 Pound Court from commercial (Use Class E) to a Place of Worship (Use Class F1).	Pound Court Pound Street Newbury RG14 6AA	COMM	Approval

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25/02339/FUL Parish: Newbury Town Council Ward: Newbury Central Applicant: Habinteg Housing Association Ltd	19/02/2026	Harriet Allen	Replacement of existing timber windows and doors with wood effect uPVC windows and doors with matching profiles	Fitzgerald Court Pembroke Road Newbury RG14 1BW	DEL	Approval
25/02883/FUL Parish: Newbury Town Council Ward: Newbury Central Applicant: Natwest Group	20/02/2026	Harriet Allen	The replacement of the internal ATMs.	30 Market Place Newbury RG14 5AG	DEL	Approval
25/02884/LBC Parish: Newbury Town Council Ward: Newbury Central Applicant: Natwest Group	20/02/2026	Harriet Allen	The replacement of the internal ATMs.	30 Market Place Newbury RG14 5AG	DEL	Approval
25/01517/COND Parish: Newbury Town Council  Ward: Newbury Clay Hill Applicant: Daniel Dunn	18/02/2026	Lauren Hill	Approval of details reserved by Conditions (8) Piling Method Statement, (12) Landscaping, (13) SuDS and (14) Tree Protection 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
25/02946/HOUSE Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Mr and Mrs Biddlecombe	18/02/2026	Helen Robertson	Proposed single storey rear extension with associated alterations	21 Courtlands Road Newbury RG14 7LA	DEL	Approval

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25/01511/FUL Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: West Berkshire Mencap	19/02/2026	Lauren Hill	Use of land for the siting of a Shepherd's Hut for use for purposes ancillary to the Mencap Centre	Mencap Centre Enborne Gate Newbury RG14 6AT	DEL	Approval
26/00323/NONMA Parish: Purley On Thames Parish Council  Ward: Tilehurst & Purley Applicant: Mr and Mrs Timothy Kendall	19/02/2026	Donna Toms	Non-material amendment following grant of planning permission 25/01552/HOUSE - Replacement outbuilding. Amendments: Reduce the size of overhang to 300mm reducing the size of the building	Crimea Oxford Road Tilehurst Reading RG31 6UT	DEL	Approval
25/02545/RESMAJ Parish: Speen Parish Council  Ward: Newbury Speen Applicant: David Wilson Homes (Southern)	17/02/2026	Cheyenne Kirby	Section 73 Application for variation of condition 2-approved plans, of previous application 22/01235/RESMAJ: Application for Approval of Reserved Matters following Outline Approval 23/00397/OUTMAJ - Section 73 - Application for Removal or Variation of a Condition following Outline Approval 17/02092/OUTMAJ - (Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land]	Covered Reservoir Bath Road Speen Newbury	DEL	Approval

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25/02533/HOUSE Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Mr & Mrs Armstrong	17/02/2026	Lewis Richards	Alterations to raised patio	56 The Avenue Mortimer Common Reading RG7 3QX	DEL	Approval
26/00250/CON Parish: Stratfield Mortimer Parish Council  Ward: Burghfield & Mortimer Applicant: Mr Grant Gibson	19/02/2026	Awaiting Allocation	Application for Planning Permission for relevant demolition of an unlisted building in a conservation area: The building has partially collapsed and become unsafe and a risk to life. We would like to completely demolish the building to make the site safe while we go through the planning process to develop the site.	2 West End Road Mortimer Common Reading RG7 3SY		Withdrawn before vali
25/02783/HOUSE Parish: Thatcham Town Council Ward: Thatcham Colthrop & Crookham Applicant: Mr & Mrs David and Sabine Field	17/02/2026	Lydia Mather	Single storey rear extension	8 Wellingtonia Drive Crookham Common Thatcham RG19 8DQ	DEL	Approval
26/00104/NONMA Parish: Thatcham Town Council  Ward: Thatcham West Applicant: Mr JOZSEF SIMITA AND MISS FRANCISKA BIHARY	16/02/2026	Lewis Richards	Application for a Non-Material Amendment Following a Grant of Planning Permission 25/02181/HOUSE: Proposed single storey porch extension, partial garage conversion and internal alterations. Amendment: Raising the garage roof by max 300mm.	7 The Firs Northfield Road Thatcham RG18 3EX	DEL	Approval

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26/00110/COND Parish: Theale Parish Council Ward: Theale Applicant: CP Logistics UK Reading Propco	20/02/2026	Emma Nutchey	Application for approval of details reserved by condition 8 (Ecological Survey) of approved 24/00145/FULMAJ appeal reference: APP/W0340/W/25/3360702	Land Bounded by Hoad Way and M4 and High Street Theale Reading	DEL	Approval
26/00112/COND Parish: Theale Parish Council Ward: Theale Applicant: CP Logistics UK Reading Propco	20/02/2026	Emma Nutchey	Application for approval of details reserved by condition 7 (CEMP) of approved 24/00145/FULMAJ / appeal reference: APP/W0340/W/25/3360702	Land Bounded by Hoad Way and M4 and High Street Theale Reading	DEL	Approval
26/00232/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Josh Eadie	19/02/2026	Awaiting Allocation	Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.	241 Overdown Road Tilehurst Reading RG31 6NX		Returned as Not Valid
25/01921/HOUSE Parish: West Woodhay Parish Meeting Ward: Hungerford & Kintbury Applicant: Mr Nicholas Brown	19/02/2026	Cheyenne Kirby	Elevation adjustments, minor alterations to Western Lodge and rebuilding of the garage annex, to provide a cohesive architectural design to the whole building, now part of the broader Lake House Estate.	Western Lodge West Woodhay Newbury RG20 0BH	COMM	Approval
26/00161/CERTP Parish: Wokefield Parish Council Ward: Burghfield & Mortimer Applicant: Mr John Rumble	19/02/2026	Awaiting Allocation	Creation of a septic tank and hardstanding, for and to include a wc.	Site Of Westside Stables Goodboys Lane Mortimer Reading		Withdrawn before valid

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26/00125/COND Parish: Yattendon Parish Council Ward: Ridgeway Applicant: Ms Ann Wheeler	19/02/2026	Donna Toms	Application for approval of details reserved by condition 4 (Photographic record (pre-comm)) of approved 25/00712/FUL	Church Of St Peter and St Paul Yattendon Thatcham	DEL	Approval