

## Decisions Taken during week ending 26/09/2025

<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>
25/01193/FUL Parish: Aldermaston Parish Council  Ward: Aldermaston Applicant: Mr Matthew Pretorius	26/09/2025	Lewis Richards	Retrospective application for the part change of use of land of residential curtilage into commercial car parking with gravelled surface, gated access to adjacent business, new sliding vehicle gate, replacement timber fencing, additional planting and vegetation	Corbyn Soke Road Silchester Reading RG7 2PD	DEL	Refusal
25/01264/CERTP Parish: Basildon Parish Council Ward: Basildon Applicant: Mr Simon and Mrs Kate Nash	23/09/2025	Donna Toms	To create a new vehicular access to the property with gate and fencing.	The Tree House Beckfords Upper Basildon Reading RG8 8PE	DEL	Approval
25/01993/COND Parish: Basildon Parish Council Ward: Basildon Applicant: Mr David Todd	25/09/2025	Lewis Richards	Application for approval of condition 4- windows and doors, of application 24/01195/LBC	Walnut Tree Cottage Blandys Lane Upper Basildon Reading RG8 8PH	DEL	Approval
25/01773/COND Parish: Beedon Parish Council  Ward: Downlands Applicant: -	22/09/2025	Jake Brown	Approval of details reserved by Conditions (3) Surface Water and Foul Drainage, (4) LEMP, (13) Boundary Treatment, (14) Landscaping Scheme and (17) Cycle Parking and Storage of planning permission 22/02047/FULD (allowed on appeal APP/W0340/W/23/3319969): Demolition of the existing large agricultural buildings and replacement with new residential dwellings, together with access, parking, landscaping and any other associated infrastructure.	Barn At Beedon Manor Farm Beedon Newbury RG20 8SW	DEL	Approval

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25/01640/HOUSE Parish: Bradfield Parish Council Ward: Bradfield Applicant: Mr & Mrs Wood	22/09/2025	Sian Cutts	New Pool Enclosure	Orchard Lodge Tutts Clump Reading RG7 6JX	DEL	Withdrawn
25/02010/COND Parish: Bucklebury Parish Council  Ward: Bucklebury Applicant: Elizabeth Caesar	23/09/2025	Donna Toms	Confirmation of compliance for planning permission 15/03202/COND2: Approval of details reserved by Condition 4: Samples of rooftiles/boarding, of planning permission 14/02308/HOUSE.	Hill Crest Tylers Lane Bucklebury Reading RG7 6TN	DEL	Approval
25/01667/COND Parish: Bucklebury Parish Council  Ward: Bucklebury Applicant: Mr and Mrs R E Timms	24/09/2025	Lewis Richards	Application for approval of details reserved by conditions 3 (Materials) 4 (EVCP) 6 (Cycle Parking) 7 (SuDs) 8 (Lighting) 11 (Finished Levels) and 12 (Spoil) of approved 24/02210/FUL - Erection of replacement two-storey dwelling following the demolition of an existing bungalow.	Ganbridge Turners Green Upper Bucklebury Reading RG7 6RD	DEL	Split Decision
25/01685/HOUSE Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: MR STEVE CHALCRAFT	23/09/2025	Catherine Ireland	Single storey detached double garage and parking area	11 Abbey Park Burghfield Common Reading RG7 3HQ	DEL	Approval

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25/01699/CERTP Parish: Burghfield Parish Council  Ward: Burghfield & Mortimer Applicant: C/O Agent	25/09/2025	Gemma Kirk	A home for a maximum of 3 children under the ward of the local authority to occupy 2 Blackberry Close. There will be 2 members of staff in the property (a maximum of 3 staff at the property for a limited time during handover). The carers will operate in shifts of a minimum of 24-hours with staff change over to take place at approximately 14:00 on any given day.	2 Blackberry Close School Lane Burghfield Common Reading RG7 3EX	DEL	Approval
25/01587/HOUSE Parish: Enborne Parish Council Ward: Hungerford & Kintbury Applicant: Mr and Mrs M Bingham	26/09/2025	Jake Brown	Proposed two-storey side and rear extension. Render to existing house. New detached garage. Proposed new access.	Oakdene Andover Drove Wash Water Newbury RG20 0LZ	DEL	Withdrawn
25/02025/AGRIC Parish: Great Shefford Parish Council  Ward: Downlands Applicant: Mr Rob Price	22/09/2025	Cheyenne Kirby	Application to determine if prior approval is required for a proposed: Steel portal framed building to be used as a general purpose building.	Barn and Land To South Of Coldridge Copse Great Shefford Hungerford	DEL	Not required

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25/01665/COND Parish: Greenham Parish Council	22/09/2025	Jake Brown	Application for Approval of Details Reserved by Condition 6 'Electric vehicle charging points' of planning permission 23/01100/RESMAJ: Application for Approval of Reserved Matters following Outline Approval 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 3 Newbury Racecourse Racecourse Road Newbury	DEL	Approval
Ward: Newbury Greenham Applicant: David Wilson Homes (Southern)						
25/00583/HOUSE Parish: Holybrook Parish Council	22/09/2025	Sian Cutts	Alter the existing stairwell and add an additional storey to allow better access to the loft. Extend the existing gym and floor above and form a new internal staircase.	The Old Granary Mill Lane Calcot Reading RG31 7RS	DEL	Approval
Ward: Tilehurst South & Holybrook Applicant: Mr and Mrs Houchen						

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25/01429/CERTP Parish: Holybrook Parish Council  Ward: Tilehurst South & Holybrook Applicant: Mr and Mrs Thompson	25/09/2025	Catherine Ireland	A garage conversion, to include removing the front garage door, to be replaced with a brickwork wall and window to match the existing property. The proposal also includes the insertion of a window and extracts for ventilation to the side elevation, as well as a roof light to the existing pitched roof.	40 Hawkesbury Drive Calcot Reading RG31 7ZR	DEL	Withdrawn
25/01657/CERTP Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Mr and Mrs C Quelch	25/09/2025	Helen Robertson	Proposed loft conversion with rooflights	91 Chilton Way Hungerford RG17 0JF	DEL	Approval
25/01926/CERTP Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Mr Jack Nethercott	25/09/2025	Michael Butler	Siting of Caravan to provide additional accommodation for family of Homeowners	49 Church Street Hungerford RG17 0JH	DEL	Approval
25/02027/COND Parish: Kintbury Parish Council  Ward: Hungerford & Kintbury Applicant: Joe Fidler	25/09/2025	Harriet Allen	Approval of details reserved by Condition (4) Surface Water Drainage Scheme of application 24/00515/FUL (allowed on appeal APP/W0340/W/24/3353766): Demolition of existing dwelling and proposed replacement dwelling	2 Blandys Hill Kintbury Hungerford RG17 9UE	DEL	Approval

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25/01886/FUL Parish: Leckhampstead Parish Council  Ward: Downlands Applicant: Alister and Victoria Esam	22/09/2025	Lauren Hill	The conversion of (and extension to) a traditional brick-built barn to form ancillary residential accommodation to the main dwelling at Chantry House. Change of use from storage barn to ancillary accommodation.	Chantry House Hill Green Leckhampstead Newbury RG20 8RA	DEL	Withdrawn
25/01776/ADV Parish: Newbury Town Council Ward: Newbury Central Applicant: Hart Street Properties	26/09/2025	Elizabeth Moffat	Three wall signs.	1 Inches Yard Market Street Newbury RG14 5DP	DEL	Approval
25/01717/ADV Parish: Newbury Town Council  Ward: Newbury Clay Hill Applicant: Mrs Jane Grimbale	25/09/2025	Elizabeth Moffat	Removal of existing signage and the display of 3 no. illuminated fascia signs, 1 no. illuminated pylon sign and new illuminated entrance portal.	Ridgeway Select Faraday Road Newbury RG14 2AD	DEL	Approval
25/01533/PACOU Parish: Newbury Town Council  Ward: Newbury Greenham Applicant: Twentworth Ltd	25/09/2025	Matthew Shepherd	Change of use from Class E to 7 flats (3 x 1 bedroom/ 1 person, 2 x 1 bedroom/ 2 person, 1 x 2 bedroom/ 3 person and 1 x 3 bedroom/ 4 person)	Cabletime 64 Greenham Road Newbury RG14 7HX	DEL	Approval
25/01848/CERTP Parish: Newbury Town Council  Ward: Newbury Greenham Applicant: Mr Clutch Autocentres Ltd	25/09/2025	Michael Butler	Application to confirm the existing use class and that the proposed MOT facility being ancillary to the garage will also fall within this use.	Unit B2 Hambridge Road Newbury RG14 5SS	DEL	Refusal

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25/00931/FUL Parish: Newbury Town Council Ward: Newbury Speen Applicant: John Lewis Partnership	26/09/2025	Harriet Allen	Replacement of existing plant within the service yard and roof locations	Waitrose Oxford Road Newbury RG14 1NB	COMM	Approval
25/01713/CERTP Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: MR PRIYENS PATEL	25/09/2025	Elizabeth Moffat	Conversion of roof space to habitable use to include a rear dormer with Juliet balcony and 3 front roof lights.	91A Newtown Road Newbury RG14 7DD	DEL	Approval
25/01664/HOUSE Parish: Padworth Parish Council Ward: Aldermaston Applicant: Thomas Grigoleit	25/09/2025	Gemma Kirk	Flat roof front and side extension to the property in-between the main house and the existing detached garage.	44 Fallows Road Padworth Reading RG7 4GX	DEL	Approval
25/01368/FULMAJ Parish: Pangbourne Parish Council  Ward: Pangbourne Applicant: PBP Ltd	24/09/2025	Emma Nutchey	SECTION 73 - Vary condition 2 'Approved plans' of approved application 21/02767/FULMAJ: Construction of 13 flats and courtyards with reconfigured car park. Demolition of single storey flat roofed building.	Dental Care Clifton House 17 Reading Road Pangbourne Reading RG8 7LU	DEL	Approval
25/01734/FORMB Parish: Shaw Cum Donnington PC  Ward: Newbury Speen Applicant: Scottish and Southern Electricity Networks	25/09/2025	Harriet Allen	Section 37 of the Electricity Act 1989 to install or keep installed an electric line above ground. Upgrade and replacement of poles (Snelsmore and Winterbourne area)	Street Record Snelsmore Common Newbury	DEL	No Objection Raised

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25/00809/COND Parish: Speen Parish Council	22/09/2025	Cheyenne Kirby	Approval of details reserved by Condition No. 6 (Public Rights Of Way) of Approved 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] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure.) Matters to be considered: Access, Appearance, Landscaping, Layout and Scale	Covered Reservoir Bath Road Speen Newbury	DEL	Approval
25/01636/HOUSE Parish: Streatley Parish Council Ward: Basildon Applicant: Mr Timothy Puddle and Mrs Vivienne Fletcher	24/09/2025	Michael Butler	Erection of 4 bay garage with overhead storage to serve Lardon House on contiguous vacant land.	Lardon House Wantage Road Streatley Reading RG8 9LD	DEL	Approval
25/01815/COND Parish: Streatley Parish Council Ward: Basildon Applicant: Mr & Mrs Curcher	25/09/2025	Lewis Richards	Approval of details reserved by Condition (5) Tree Protection of planning permission 25/00179/HOUSE: Single storey extension with 1st floor extension above North wing. Refurbishment	Lower Thurle Rectory Road Streatley Reading RG8 9QH	DEL	Approval



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25/01547/FORMB Parish: Thatcham Town Council  Ward: Thatcham Colthrop & Crookham Applicant: Scottish and Southern Electricity Network	23/09/2025	Sian Cutts	Section 37 of the Electricity Act 1989. Upgrade approximately 700m of 11kV overhead line to 3 wire. Install H-Pole to replace HV section pole to support upgraded PMT.	Street Record Thornford Road Thatcham	DEL	No Objection Raised
25/01621/FORMB Parish: Thatcham Town Council  Ward: Thatcham Colthrop & Crookham Applicant: Southern Electric Power Distribution	25/09/2025	Gemma Kirk	Section 37 of the Electricity Act 1989. Replacement of 33kV overhead line (OHL). The Site is located to the south of Thatcham, (nearest postcode: RG19 8EL; NGR: SU 51276 64153)). These works include the replacement of 4 poles P73, P74, P76 and P80 which are located within the Greenham and Crookham Commons Site of Scientific Interest (SSSI).	Brushwood Gully Thornford Road Greenham Thatcham	DEL	No Objection Raised
25/02083/5DAY Parish: Thatcham Town Council Ward: Thatcham West Applicant: Jon Gurr - West Berkshire Council	23/09/2025	Jon Thomas	040W - Oak tree: Northfield Road, Thatcham. Tree now dead following rapid decline - fell and replace	Land To The Rear Of 14C Norlands Thatcham RG18 3FE		No Objection Raised
25/01873/PASSH Parish: Thatcham Town Council  Ward: Thatcham West Applicant: Tony Deacon	25/09/2025	Lesley Humphries	Single storey rear extension with gable ended pitched roof in materials to match the existing dwelling. 4.0m beyond rear wall x 3.57m maximum height x 2.64m at eaves.	49 Paynesdown Road Thatcham RG19 3SE	DEL	Approval

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25/01752/COND Parish: Thatcham Town Council  Ward: Thatcham West Applicant: Mr & Mrs Ian & Pamala White	25/09/2025	Lewis Richards	Application for approval of details reserved by condition 4 'CMS (highways)', 12 'CMS (EH)', 15 'SuDS' and 16 'Landscaping' of approved application 24/01476/FUL: Construction of two detached bungalows together with associated parking and access off Bath Road.	Land Rear Of 123 To 125 Bath Road Thatcham	DEL	Split Decision
25/01751/FUL Parish: Thatcham Town Council  Ward: Thatcham West Applicant: Mr & Mrs Ian & Pamala White	26/09/2025	Lewis Richards	S73 Removal of Condition (17) BNG HMMP of planning permission 24/01476/FUL: Construction of two detached bungalows together with associated parking and access off Bath Road.	Land Rear Of 123 To 125 Bath Road Thatcham	DEL	Approval
25/01781/COND Parish: Theale Parish Council  Ward: Theale Applicant: T A Fisher & Sons Ltd	24/09/2025	Lewis Richards	Application for Approval of Details Reserved by Condition 16-Soft Landscaping, of application 25/00062/FUL.	Crown House 1A High Street Theale Reading RG7 5AH	DEL	Approval

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25/01273/RESMA Parish: Theale Parish Council  Ward: Theale Applicant: Miss Emma Runesson	25/09/2025	Emma Nutchey	Section 73 application to vary condition 2 (Approved Plans) of approved 22/00691/RESMAJ. Vary the access arrangements to Phase 1 of the development to provide the main vehicular access through the main site in place of and by upgrading the approved emergency link. In turn, St Ives Close is proposed to be downgraded to an emergency link only. Vary the approved drawing register and the approved site layout.	Lakeside The Green Theale Reading	DEL	Approval
25/02004/HOUSE Parish: Tilehurst Parish Council  Ward: Tilehurst Birch Copse Applicant: Mrs Chanelle Huges	24/09/2025	Awaiting Allocation	S73 application for removal of conditions 3 'sustainability measures' and 6 'soft landscaping' following grant of planning permission 25/00706/HOUSE: Proposed 3m side extension with internal alterations	The Paddocks Childrey Way Tilehurst Reading RG31 5EA		Returned as Not Valid
25/01171/FULMAJ Parish: Winterbourne Parish Meeting Ward: Chieveley & Cold Ash Applicant: Miss Sarah Bayliss	25/09/2025	Matthew Shepherd	Retention of temporary Cabin for three years and change of use from private equestrian to rehabilitation equestrian.	Rambling Rose Farm Winterbourne Newbury RG20 8AS	DEL	Withdrawn
25/01536/HOUSE Parish: Wokefield Parish Council  Ward: Burghfield & Mortimer Applicant: Mr & Mrs Warrick & Laura Schlaudraff	24/09/2025	Lewis Richards	Demolition of existing garage and existing single storey rear extension, and construction of new single storey extension to rear of property with internal changes, and exterior material amendment from brick to render. To include re-siting of main entrance from rear of property to side.	April Cottage Lockram Lane Wokefield Mortimer Reading RG7 3AS	DEL	Withdrawn