

Decisions Taken during week ending 31/10/2025

<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>
25/02143/COND Parish: Boxford Parish Council Ward: Hungerford & Kintbury Applicant: HDR Ltd. c/o Della Valle Architects	30/10/2025	Harriet Allen	Application for approval of details reserved by condition 11 (SuDs) of approved 21/02529/COMIND	Upper Farm House High Street Boxford Newbury RG20 8BR	DEL	Refusal
25/02288/COND Parish: Brimpton Parish Council Ward: Aldermaston Applicant: Antony Nowak	28/10/2025	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	Approval
25/02140/OOD Parish: Brimpton Parish Council Ward: Aldermaston Applicant: Mr S Fada	31/10/2025	Lewis Richards	Out of District Planning Consultation BDBC: Ref 25/01735/RET - Timber five-bar gate and area of hardstanding for access to agricultural land (retrospective). Amended plans received.	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Hockford Lane Brimpton Common Hampshire	DEL	Response Issued
25/02358/OOD Parish: Brimpton Parish Council Ward: Aldermaston Applicant: Mr S Fada	31/10/2025	Lewis Richards	Out of District Planning Consultation BDBC: Ref 25/01735/RET - Timber five-bar gate and area of hardstanding for access to agricultural land (retrospective) and erection of a wire stock fence 2m high with timber posts. Amendment: 1) Revised fence plan - fence posts amended to timber only. 2) Revised description (fence type amended only).	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land Off Hockford Lane RG7 4BB	DEL	Response Issued

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25/01913/HOUSE Parish: Bucklebury Parish Council Ward: Bucklebury Applicant: Ms. H Windmill	28/10/2025	Lesley Humphries	Erection of 1 1/2 storey side extension and upward side extension; with associated internal and external alterations. (Retrospective)	Shepherds Heath Chapel Row Reading RG7 6PB	DEL	Approval
25/01796/CERTP Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: C/O Agent C/O Agent	29/10/2025	Gemma Kirk	A childrens home for up to 3 children (13-18 years) that will be managed by 4 members of staff over a period of 24 hours. A maximum of three members of staff would be present during the day and from 22:00 - 07:00 a maximum of 2 members of staff.	9 Ragdale Burghfield Common Reading RG7 3NG	DEL	Approval
25/02483/TELE28 Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: BT	29/10/2025	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 Light Wooden Pole at The Close, Burghfield, Burghfield Common, RG7 3HS.	Street Record 1 The Close Burghfield Common Reading		Response Issued

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25/02484/TELE28 Parish: Burghfield Parish Council	29/10/2025	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 Light Wooden Pole at The Close, Burghfield, Burghfield Common, RG7 3HS.	Street Record 2 The Close Burghfield Common Reading		Response Issued
Ward: Burghfield & Mortimer Applicant: BT						
25/02485/TELE28 Parish: Burghfield Parish Council	29/10/2025	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 Wooden Pole at Pinchcut, Burghfield, Burghfield Common, RG7 3HP.	Street Record 1 Pinchcut Burghfield Common Reading		Response Issued
Ward: Burghfield & Mortimer Applicant: BT						

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25/02486/TELE28 Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: BT	29/10/2025	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 Wooden Pole at Pinchcut, Burghfield, Burghfield Common, RG7 3HP.	Street Record 2 Pinchcut Burghfield Common Reading		Response Issued
25/01930/CERTP Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: ROBERT STACK	30/10/2025	Lesley Humphries	Loft conversion and single storey rear extension.	2 Sunnyside Sulhamstead Reading RG7 4BG	DEL	Approval
25/01972/HOUSE Parish: East Garston Parish Council Ward: Downlands Applicant: Mr David Comyn	30/10/2025	Elizabeth Moffat	Replacement of beech hedge with stone garden wall and trained fruit trees	The Old Vicarage School Lane East Garston Hungerford RG17 7HR	DEL	Approval
25/01444/FUL Parish: Enborne Parish Council Ward: Hungerford & Kintbury Applicant: Mr & Mrs Charles and Margeret Doherty	30/10/2025	Cheyenne Kirby	Retrospective application seeking planning permission for the erection of alternative Dayroom for Pitch 2 (Alternative to that granted under 22/01899/FUL)	Land West Of Pumping Station Enborne Row Wash Water Newbury	DEL	Refusal

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25/01803/HOUSE Parish: Farnborough Parish Meeting Ward: Downlands Applicant: Mr & Mrs David & Nicola Wilson	29/10/2025	Elizabeth Moffat	S73 - Vary condition 2 'approved plans' of approved application 25/00974/HOUSE: 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
25/01742/HOUSE Parish: Great Shefford Parish Council Ward: Downlands Applicant: Mr Gary Tingle	27/10/2025	Cheyenne Kirby	Rear extension 4.5meters by 3.5meters	Winterbourne Cottage Wantage Road Great Shefford Hungerford RG17 7DB	DEL	Approval
25/01931/HOUSE Parish: Greenham Parish Council Ward: Newbury Greenham Applicant: Mrs Anam Ali	30/10/2025	Helen Robertson	Retrospective: Provision of new pitched roof and canopy over existing front porch following removal of existing flat roof.	61 Westwood Road Newbury RG14 7TJ	DEL	Approval

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25/02024/COND Parish: Greenham Parish Council	27/10/2025	Matthew Shepherd	Approval of details reserved by Conditions (19) Spoil, (31) Contamination Land and (49) Mineral Extraction 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	Split Decision
Ward: Newbury Wash Common Applicant: Mr Sean Bates						
25/02061/CERTP Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mark Mabbett	30/10/2025	Gemma Kirk	Conversion of existing garage.	57 Calbourne Drive Calcot Reading RG31 7DB	DEL	Approval
25/02236/COND Parish: Hungerford Town Council	30/10/2025	Harriet Allen	Approval of details reserved by Conditions (7) Biodiversity Enhancements and (9) Lighting of planning permission 24/01080/FUL: It is proposed to make amendments to the extant consented scheme. Conversion of the cart shed and addition of mezzanine in the long barn.	Cakewood Farm Bath Road Hungerford RG17 0SR	DEL	Approval
Ward: Hungerford & Kintbury Applicant: Tim Ingham						

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25/01330/FUL Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Mr + Mrs R and J Fidler	30/10/2025	Harriet Allen	The conversion of part of a redundant Barn into new 3 bedroom dwelling	Burgess Farm Kintbury Holt Newbury RG20 0HY	DEL	Approval
25/01590/COND Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Mr and Mrs Ed and Lucy Makin	31/10/2025	Isabel Oettinger	Approval of details reserved by Condition (12) SuDS of planning permission 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
25/02441/NONMA Parish: Kintbury Parish Council Ward: Hungerford & Kintbury Applicant: Sherbourne Inglewood Ltd	31/10/2025	Harriet Allen	Non-material amendment to planning permission 24/01500/FUL (Section 73: Variation of Condition 1 (Approved Plans) of previously approved application 22/01550/FULD: Section 73: Variation of Conditions 2 (Approved Plans), 3 (Materials), 4 (Arb Method), 5 (Landscaping), 6 (CMS), 8 (Building Recording), 9 (SUDs Measures) and 10 (Floor Levels) of previously approved application 19/00277/FULD: Replacement dwelling). Amendments: To substitute the materials schedule referred to in Condition No's 1 and 2, so that it reflects what is shown on the approved plans.	Inglewood Place Templeton Road Kintbury Hungerford RG17 9SJ	DEL	Approval

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25/01953/HOUSE Parish: Leckhampstead Parish Council	30/10/2025	Elizabeth Moffat	Adding a small dormer window to complement the existing dormer window to increase natural light and improve ventilation. The proposed works will be done in conjunction with re-thatching of the ridge and roof, maintaining the same roofline and materials.	Elm Tree Cottage Leckhampstead Newbury RG20 8QY	DEL	Approval
Ward: Downlands Applicant: Toby Reid						
25/01745/FULMAJ Parish: Leckhampstead Parish Council	31/10/2025	Cheyenne Kirby	Erection of an agricultural barn, extension to an agricultural barn, a combined agricultural laboratory and administrative building, agricultural workers accommodation with associated infrastructure and landscaping	Land Opposite Nightingale Farm Wantage Road Leckhampstead Newbury	DEL	Refusal
Ward: Downlands Applicant: Mr Jon Tisdall						
25/02476/TELE28 Parish: Midgham Parish Council	28/10/2025	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 installation of a new permanent diesel generator on a new concrete base, and ancillary development thereto. Proposed works to take place at the Existing Telecoms Mast Site, Compound for Midgham Landfill, Brimpton Road, Midgham, Reading, RG7 5UX.	Telecommunications Mast Bath Road Midgham Reading		Response Issued
Ward: Bucklebury Applicant: EE						

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25/01917/FUL Parish: Newbury Town Council Ward: Newbury Central Applicant: Cornish Barkey	30/10/2025	Cheyenne Kirby	Installation of new fascia signs at high level. Installation of new Projecting Sign at high level.	16 Northbrook Street Newbury RG14 1DJ	DEL	Approval
25/01918/ADV Parish: Newbury Town Council Ward: Newbury Central Applicant: Cornish Bakery	30/10/2025	Cheyenne Kirby	1no. Projecting Sign Installed at High level. 3no. Fascia Signs applied at High level. 5no. Cladding panels installed at high level. 1no. glazing sign applied to existing entrance fanlight.	16 Northbrook Street Newbury RG14 1DJ	DEL	Approval
25/02020/PACOU Parish: Newbury Town Council Ward: Newbury Central Applicant: Barts Newbury Ltd	30/10/2025	Cheyenne Kirby	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). The proposal is for change of use from offices to 18 residential apartments under Part 3, Class MA of The Town & Country Planning (General Permitted Development) (England) Order 2015.	18 To 21 and 22 To 24 Berkshire House Bartholomew Street Newbury	DEL	Application required
25/02085/HOUSE Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Patrick Ormesher	30/10/2025	Harriet Allen	Double Storey extension, Dormer Loft Conversion	56 Kings Road Newbury RG14 5RG	DEL	Withdrawn

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25/01723/FUL Parish: Newbury Town Council Ward: Newbury Speen Applicant: George Arkell	28/10/2025	Donna Toms	Amendments to planning permission ref. 24/00925/FUL, including alterations to an existing window to form a new door to facilitate access to a fire escape, adjustments to approved shipping containers to accommodate internal toilet facilities and associated external changes to fenestration and layout (part-retrospective).	Cross Keys 8 London Road Newbury RG14 1JX	DEL	Approval
25/02145/PASSH Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: MR PRIYENS PATEL	30/10/2025	Helen Robertson	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00 metres, for which the maximum height would be 3.60 metres, and for which the height of the eaves would be 3.00 metres	91A Newtown Road Newbury RG14 7DD	DEL	Approval
25/01981/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Mr & Mrs Stafford	30/10/2025	Helen Robertson	Single storey front extension. Conversion of garage and replacement flat roof	26 Three Acre Road Newbury RG14 7AW	DEL	Approval
25/02239/COND Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr P McHugh de Clare	28/10/2025	Donna Toms	Application for Approval of Details Reserved by Condition 4 - Schedule of Works and Condition 5 - Building Recording, of planning permission reference 24/01514/LBC (Changes to fireplace to form open hearth in Entrance Hall (RG12), together with the restoration of Study fireplace (RG01)).	Bere Court Bere Court Pangbourne Reading RG8 8HT	DEL	Approval

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25/00927/HOUSE Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr and Mrs Coyle	29/10/2025	Lesley Humphries	Two storey side extension and single storey rear extension. Demolition of existing garage and internal alterations. New porch canopy over existing front door.	24 The Moors Pangbourne Reading RG8 7LP	DEL	Approval
25/01847/FUL Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr Tim Marsters	29/10/2025	Awaiting Allocation	The proposal seeks consent to install a small ground-mounted solar PV array. The array will consist of high-efficiency solar panels arranged on a low-profile mounting system. The array will be low to the ground, reducing visibility from the house and surrounding areas. The solar panels have been chosen for their enhanced radiation conversion efficacy, allowing fewer panels to be used and a smaller total footprint for the same generation capacity than with many alternatives. Each panel will provide 465W of peak output and the total footprint will be 120 square metres. This footprint is small when compared with the 16 acres of grassland in which the array will be sited.	The Cottage Bere Court Farm Bere Court Pangbourne Reading RG8 8HT		Withdrawn before val
25/02075/COND Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Mr & Mrs Harkins-Lord	28/10/2025	Sian Cutts	Approval of details reserved by Conditions (5) Tree Protection and (6) Bat and Bird Boxes of planning permission 25/00877/HOUSE: Two storey side extension	80 Stephens Firs Mortimer Reading RG7 3XA	DEL	Approval

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24/01212/FUL Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Messrs M and Mi Jewell	29/10/2025	Michael Butler	Demolition, 'Change of Use', alterations and erection of 4 no. dwellings (Class C3) and associated works.	37 - 39 King Street Mortimer Common Reading RG7 3RS	COMM	Approval
25/01807/HOUSE Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Mr Ian ORourke	29/10/2025	Lesley Humphries	Proposed single storey sun room to replace large conservatory to rear of property.	44 Stephens Close Mortimer Common Reading RG7 3TY	DEL	Approval
25/01779/COND Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Kings Meadow Homes Ltd	31/10/2025	Lewis Richards	Approval of details reserved by Condition (4) SuDS of planning permission 23/02038/FUL: Erection of 4no. 3 bed dwelling houses.	9 Windmill Road Mortimer Common Reading RG7 3RN	DEL	Approval
25/02370/COND Parish: Streatley Parish Council Ward: Basildon Applicant: Dr Mark Davis	28/10/2025	Donna Toms	Application for approval of details reserved by condition 3 'Materials' of approved application 24/02380/HOUSE: Proposed Cart Shed	White Hart House 4 White Hart Yard High Street Streatley Reading RG8 9JE	DEL	Approval

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25/01961/COND Parish: Thatcham Town Council	29/10/2025	Michael Butler	Approval of details reserved by Conditions (3) Materials, (5) Cycle Parking/Storage and (12) Storage of Refuse and Recycling Materials of planning permission 21/01698/FULMAJ (allowed on appeal APP/W0340/W/23/3321739): Partial demolition of existing dwellings (14 & 16 Chapel Street) and construction of 9No. one bedroom apartments and 2No. two bedroom houses, including parking and stores.	12 Chapel Street Thatcham RG18 4QL	DEL	Approval
Ward: Thatcham North East Applicant: Mr Kaleem RKJ DEVELOPMENTS LTD						
25/01797/FUL Parish: Tidmarsh Parish Council	31/10/2025	Gemma Kirk	Change of use of agricultural land to open-air storage yard (class B8), hardstanding, 2no. storage containers and related engineering operations (retrospective)	Land North Of Bracadale Maidenhatch Pangbourne Reading	DEL	Refusal
Ward: Pangbourne Applicant: Mr Jason Roberts						
25/01205/HOUSE Parish: Woolhampton Parish Council Ward: Bucklebury Applicant: Mr Josh Harrison-Bullock	28/10/2025	Lesley Humphries	Two storey front extension	27 Angel Mead Woolhampton Reading RG7 5SJ	DEL	Withdrawn