

Decisions Taken during week ending 02/01/2026

Application	Decision Issued	Case Officer	Proposal	Site Address	Decision Type	Decision
25/02271/CERTE	29/12/2025	Catherine Ireland	Lawful Development Certificate (existing) for the use of land as residential garden	Little Cottage Quicks Green Ashampstead Reading RG8 8SN	DEL	Approval
Parish: Ashampstead Parish Council						
Ward: Basildon						
Applicant: Mr & Mrs Chick						
25/02489/HOUSE	23/12/2025	Lesley Humphries	Demolition of existing garden building and construction of an annexe for elderly relative	Grove Farm Cottage Hook End Lane Lower Basildon Reading RG8 9TA	DEL	Approval
Parish: Basildon Parish Council						
Ward: Basildon						
Applicant: Mr & Mrs David & Suzanna Carr						
25/02468/HOUSE	23/12/2025	Lesley Humphries	Proposed single storey rear extension to replace existing conservatory. Conversion of existing Garage to habitable space.	Moonraker Vale View Drive Beech Hill Reading RG7 2BD	DEL	Approval
Parish: Beech Hill Parish Council						
Ward: Burghfield & Mortimer						
Applicant: Mr & Mrs Bye						
25/02735/COND	23/12/2025	Donna Toms	Approval of details reserved by Condition (10) Drainage of planning permission 23/00494/FUL: Refurbishment and conversion of former doctor's surgery into a detached dwelling and erection of new detached dwelling, with associated parking spaces, landscaping and infrastructure	Former Doctors Surgery Cock Lane Bradfield Southend	DEL	Approval
Parish: Bradfield Parish Council						
Ward: Bradfield						
Applicant: -						

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25/02487/HOUSE Parish: Bucklebury Parish Council	23/12/2025	Lesley Humphries	Replacement of existing conservatory with single storey extension and part conversion of garage to utility room and extension of garage, addition of solar panels for family providing special needs care. Ward: Bucklebury Applicant: Mr and Mrs Webb	Rivendell Briff Lane Upper Bucklebury Reading RG7 6ST	DEL	Approval
25/02516/HOUSE Parish: Bucklebury Parish Council	23/12/2025	Lesley Humphries	Proposed garage conversion with internal alterations and changes to external fenestration, including a new rear pergola. Proposed replacement porch and enhancements to the external appearance and energy efficiency of the dwelling. Ward: Bucklebury Applicant: Mr Shane Stevens	Ashdown House The Slade Bucklebury Reading RG7 6TE	DEL	Approval
25/02741/PASSH Parish: Cold Ash Parish Council	23/12/2025	Lewis Richards	The extension is a single storey mono-pitched roof situated in the southwest corner to square off the ground floor plan. 5.37m beyond rear wall x 3.88m maximum height x 2.72m at eaves. Ward: Chieveley & Cold Ash Applicant: Mr and Mrs Pitts	Wychwood Spring Lane Cold Ash Thatcham RG18 9PL	DEL	Not required

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25/02957/TELE28	29/12/2025	Bob Dray	<p>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 10M Light Wooden Pole near Lapwing House, Cold Ash Hill, RG18 9NX.</p> <p>Ward: Chieveley & Cold Ash Applicant: BT</p>	Street Record 1 Hatchgate Close Cold Ash Thatcham		Response Issued
25/02958/TELE28	29/12/2025	Bob Dray	<p>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 an 11M Light Wooden Pole near 2 Hatchgate Close, Cold Ash Hill, RG18 9NY.</p> <p>Ward: Chieveley & Cold Ash Applicant: BT</p>	Street Record 2 Hatchgate Close Cold Ash Thatcham		Response Issued
22/01158/MDOPO	22/12/2025	Lydia Mather	Modification of Planning Obligation of approved application 11/01159/XOUTMA: The Mortgagee Exclusion Clause (MEC) in Paragraph (i) of the Fifth Schedule	Greens Yard High Street Compton Newbury	DEL	Case Closed

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25/01628/FUL	23/12/2025	Cheyenne Kirby	Retrospective approval of detached stables	1 High Elms North Aldworth Road Compton Newbury RG20 6RD	DEL	Approval
Parish: Compton Parish Council Ward: Ridgeway Applicant: Mrs T Andrews						
25/02559/PDNOT	23/12/2025	Jake Brown	Proposed new humus effluent return pump unit, new humus effluent return pumps to replacing existing pumps, new storm overflow screen and revised EDM location, extension to an existing Gabian wall, new McGill filter distribution system replacing existing distribution system, refurbishment of tertiary filters and new feed pumping station	Sewage Disposal Works Coombe Road Compton Newbury RG20 6RG	DEL	Response Issued
Parish: Compton Parish Council Ward: Ridgeway Applicant: Thames Water Utilities Ltd						
22/01173/MDOPO	22/12/2025	Lydia Mather	Request under section 106A subsection (1)(a) to modify the planning obligations within the section 106 legal agreement dated 18/01/2018 in relation to planning permission 17/00223/FULEXT. Proposed modification to mortgagee exclusion clause.	Land On North Side Of Pyle Hill Newbury West Berkshire	DEL	Case Closed
Parish: Greenham Parish Council Ward: Newbury Greenham Applicant: Sovereign Housing Association						
25/02488/CERTP	29/12/2025	Lesley Humphries	Extend front of porch by 1m from front door.	3 Grantham Road Reading RG30 3NJ	DEL	Approval
Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mrs Jane Restall Waldron						

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25/02693/COND	22/12/2025	Rebecca Hawkes-Rey	Application for approval of details reserved by condition 4 (Details of render) of approved 25/01772/LBC.	2 Faulknor Square Charnham Street Hungerford RG17 0ER	DEL	Approval
Parish: Hungerford Town Council						
Ward: Hungerford & Kintbury						
Applicant: Dr Lindsey Davies						
25/02501/HOUSE	23/12/2025	Elizabeth Moffat	Alterations to existing rear lean to roof and elevations with internal alterations and renovations including thermal improvements to walls and roofs including drainage improvements.	38 Gloucester Road Newbury RG14 5JR	DEL	Approval
Parish: Newbury Town Council						
Ward: Newbury Central						
Applicant: Mrs Louise Ordish						
25/02549/COND	24/12/2025	Jake Brown	Approval of details reserved by Condition (6) Ground Levels and FFLs of planning permission 23/02782/FULMAJ: Demolition of existing buildings (including former Jewson's site); existing dwellings 26 and 28 Pound Street; and, 28a Pound Street, former Newbury Bathroom Store) and erection of 79no. residential dwellings alongside access works, landscaping, open space, drainage and other associated works.	20 - 28A Pound Street Newbury	DEL	Approval
Parish: Newbury Town Council						
Ward: Newbury Central						
Applicant: Mr Curtis Gosney-Morries						
25/02543/CERTP	30/12/2025	Cheyanne Kirby	Deemed consent in relation to application 25/02020/PACOU for Change of use from Class E 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	Approval
Parish: Newbury Town Council						
Ward: Newbury Central						
Applicant: Emarek Ltd						

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25/02033/FUL	22/12/2025	Matthew Shepherd	Proposal to replace the existing Grasscrete staff parking area with a larger, permanent staff car park to address an existing shortfall in capacity and to meet future demand. New car park will also provide dedicated access to the proposed neighbouring Air Source Heat Pump Compound (Application ref: PP-14275082).	West Berkshire Community Hospital Rookes Way Thatcham RG18 3AS	DEL	Approval
Parish: Newbury Town Council						
Ward: Newbury Clay Hill						
Applicant: Mr Iain Groom						
25/02347/HOUSE	30/12/2025	Elizabeth Moffat	Single storey side extension. Single storey rear extension. Double storey side / rear extension.	10 Newport Road Newbury RG14 2AR	DEL	Approval
Parish: Newbury Town Council						
Ward: Newbury Clay Hill						
Applicant: Mr & Mrs Ower						
25/02062/HOUSE	23/12/2025	Elizabeth Moffat	Proposed bungalow to house conversion to include a side extension, a basement extension, a front extension and a loft conversion.	2 Friars Road Newbury RG14 7QU	DEL	Approval
Parish: Newbury Town Council						
Ward: Newbury Greenham						
Applicant: Mr Nick Pitts						
25/02253/HOUSE	23/12/2025	Elizabeth Moffat	Erection of single storey extension on rear elevation	5 Westlands Road Newbury RG14 7JY	DEL	Approval
Parish: Newbury Town Council						
Ward: Newbury Greenham						
Applicant: Mrs Smith						
25/02494/HOUSE	30/12/2025	Elizabeth Moffat	Single storey, flat roof kitchen extension to rear of property	21 Mount Close Newbury RG14 7QR	DEL	Approval
Parish: Newbury Town Council						
Ward: Newbury Greenham						
Applicant: Mr Michael Dines						

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24/02781/LBC	29/12/2025	Catherine Ireland	Removal of resin applied detailing to Stairwell (RG06-RF11) and Inner Entrance Hallway (RG12) to allow repair and stabilisation of the plaster	Bere Court Bere Court Pangbourne Reading RG8 8HT	DEL	Approval
Parish: Pangbourne Parish Council						
Ward: Pangbourne						
Applicant: Mr P McHugh De Clare						
25/02365/HOUSE	23/12/2025	Lesley Humphries	Proposed ground floor front extension to porch and loft conversion with addition of a dormer to the rear elevation and rooflights to the front elevation.	53 Hazel Road Purley On Thames Reading RG8 8HR	DEL	Approval
Parish: Purley On Thames Parish Council						
Ward: Tilehurst & Purley						
Applicant: COX						
25/02480/CERTP	23/12/2025	Lesley Humphries	Single storey rear extension	1A Huscarle Way Tilehurst Reading RG31 6GE	DEL	Approval
Parish: Purley On Thames Parish Council						
Ward: Tilehurst & Purley						
Applicant: Miss K. Gumbrell and Mr. C. Cutting						
25/02406/HOUSE	23/12/2025	Elizabeth Moffat	Proposed erection of Games Room / Summer Room	101 Kingsley Close Shaw Newbury RG14 2EB	DEL	Approval
Parish: Shaw Cum Donnington PC						
Ward: Newbury Speen						
Applicant: Mr Nathan Pitt						

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25/02115/REG3 Parish: Shaw Cum Donnington PC	23/12/2025	Harriet Allen	New single storey education building on existing and vacant caretaker's bungalow site to provide teaching accommodation for an additional 32 no. pupil places and additional car parking, following; (23/02075/REG3) the demolition of the existing caretakers bungalow and garage, and change of use of land to education use. Section 73 application to vary the wording of condition 14 (Parking) of approved 24/01030/REG3. Ward: Newbury Speen Applicant: West Berkshire Council	Site Of The Bungalow The Castle School Love Lane Donnington Newbury RG14 2JG	DEL	Approval
25/02482/COND Parish: Speen Parish Council	29/12/2025	Cheyanne Kirby	Application for approval of details reserved by condition 9 -Pedestrian Crossing at Lambourn Road, of previously approved 23/00373/OUTMAJ: Approval of reserved matters following Outline Permission 17/02093/OUTMAJ (Outline planning application for up to 14 dwellings and associated works - all matters reserved except access.) Matters seeking consent: Appearance, Landscaping, Layout and Scale. Ward: Newbury Speen Applicant: David Wilson Homes (Southern)	Land Off Lambourn Road Speen Newbury	DEL	Approval
25/02711/NONMA Parish: Stratfield Mortimer Parish Council	22/12/2025	Lesley Humphries	Non-Material Amendment to planning permission 25/01807/HOUSE: Proposed single storey sun room to replace large conservatory to rear of property. Amendment: Moving one side wall over. No change at all to the current approved build. All materials will stay the same. Ward: Burghfield & Mortimer Applicant: Mr Ian O'Rourke	44 Stephens Close Mortimer Common Reading RG7 3TY	DEL	Refusal

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25/02352/PASSH	23/12/2025	Donna Toms	Application to determine if prior approval is required for a proposed: Larger Home Extension - Proposed single storey rear and single storey side and rear extensions projecting 8 metres beyond the original rear elevation of the dwelling. Dimensions 8m beyond rear wall, 3.80m height, 2.50m eaves height	Twelve Oaks Brewery Common Mortimer Reading RG7 3RH	DEL	Approval
Parish: Stratfield Mortimer Parish Council						
Ward: Burghfield & Mortimer						
Applicant: Mr & Mrs Fitzgerald						
25/02496/HOUSE	23/12/2025	Lesley Humphries	Single storey extension	2 Nagle Close Burghfield Common Reading RG7 3EB	DEL	Approval
Parish: Sulhamstead Parish Council						
Ward: Bradfield						
Applicant: Ms E Thompson						
25/02860/FUL	29/12/2025	Awaiting Allocation	Erection of extension to existing children's home.	3 Brocas Road Burghfield Common Reading RG7 3QL		Returned as Not Vali
Parish: Sulhamstead Parish Council						
Ward: Bradfield						
Applicant: Amegreen Children's Services						

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25/01892/FUL	23/12/2025	Donna Toms	S73 Application to vary condition 2 (Approved Plans) of approved 24/01817/FUL. The change of use of the existing building (Sui Generis) to provide 3x residential flats (Use Class C3) and the development of 2x residential flats (Use Class C3) to the rear, with associated parking, cycle parking, waste storage and other ancillary works. To amend the drawings to allow for the extension of building line of Block 2 to allow for a pair of semi detached houses, with minor external amendments and amendments to the site plan including the reconfiguration of parking, bin stores and cycle storage. o be updated with the drawing number listed in the accompanying covering letter.	The Plough Inn 81 Chapel Street Thatcham RG18 4JS	DEL	Approval
Parish: Thatcham Town Council						
Ward: Thatcham Central						
Applicant: C/O Agent						
25/02432/CERTP	29/12/2025	Lesley Humphries	Loft conversion.	17 Severn Close Thatcham RG18 3DW	DEL	Refusal
Parish: Thatcham Town Council						
Ward: Thatcham West						
Applicant: Mr Wigmore						
25/01890/FUL	22/12/2025	Sian Cutts	Change of use of land to B8.	Land North Of Bath Road Woolhampton and West Of Cods Hill Beenham Reading RG7 5QB	DEL	Refusal
Parish: Woolhampton Parish Council						
Ward: Bucklebury						
Applicant: Mary Nolan						
25/01905/FULMAJ	22/12/2025	Matthew Shepherd	Installation of a wastewater treatment plant and associated works	The Old Dairy Frilsham Home Farm Business Units Frilsham Yattendon Thatcham RG18 0XT	DEL	Approval
Parish: Yattendon Parish Council						
Ward: Ridgeway						
Applicant: .						