

Decisions Taken during week ending 02/01/2026

<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>
25/02271/CERTE Parish: Ashampstead Parish Council Ward: Basildon Applicant: Mr & Mrs Chick	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
25/02489/HOUSE Parish: Basildon Parish Council Ward: Basildon Applicant: Mr & Mrs David & Suzanna Carr	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
25/02468/HOUSE Parish: Beech Hill Parish Council Ward: Burghfield & Mortimer Applicant: Mr & Mrs Bye	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
25/02735/COND Parish: Bradfield Parish Council Ward: Bradfield Applicant: -	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

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25/02487/HOUSE Parish: Bucklebury Parish Council Ward: Bucklebury Applicant: Mr and Mrs Webb	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.	Rivendell Briff Lane Upper Bucklebury Reading RG7 6ST	DEL	Approval
25/02516/HOUSE Parish: Bucklebury Parish Council Ward: Bucklebury Applicant: Mr Shane Stevens	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.	Ashdown House The Slade Bucklebury Reading RG7 6TE	DEL	Approval
25/02741/PASSH Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Mr and Mrs Pitts	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.	Wychwood Spring Lane Cold Ash Thatcham RG18 9PL	DEL	Not required

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25/02957/TELE28 Parish: Cold Ash Parish Council	29/12/2025	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 10M Light Wooden Pole near Lapwing House, Cold Ash Hill, RG18 9NX.	Street Record 1 Hatchgate Close Cold Ash Thatcham		Response Issued
Ward: Chieveley & Cold Ash Applicant: BT						
25/02958/TELE28 Parish: Cold Ash Parish Council	29/12/2025	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 an 11M Light Wooden Pole near 2 Hatchgate Close, Cold Ash Hill, RG18 9NY.	Street Record 2 Hatchgate Close Cold Ash Thatcham		Response Issued
Ward: Chieveley & Cold Ash Applicant: BT						
22/01158/MDOPO Parish: Compton Parish Council	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
Ward: Ridgeway Applicant: Sovereign Housing Association						

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25/01628/FUL Parish: Compton Parish Council Ward: Ridgeway Applicant: Mrs T Andrews	23/12/2025	Cheyenne Kirby	Retrospective approval of detached stables	1 High Elms North Aldworth Road Compton Newbury RG20 6RD	DEL	Approval
25/02559/PDNOT Parish: Compton Parish Council Ward: Ridgeway Applicant: Thames Water Utilities Ltd	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
22/01173/MDOPO Parish: Greenham Parish Council Ward: Newbury Greenham Applicant: Sovereign Housing Association	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
25/02488/CERTP Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mrs Jane Restall Waldron	29/12/2025	Lesley Humphries	Extend front of porch by 1m from front door.	3 Grantham Road Reading RG30 3NJ	DEL	Approval

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25/02693/COND Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Dr Lindsey Davies	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
25/02501/HOUSE Parish: Newbury Town Council Ward: Newbury Central Applicant: Mrs Louise Ordish	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
25/02549/COND Parish: Newbury Town Council Ward: Newbury Central Applicant: Mr Curtis Gosney-Morries	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
25/02543/CERTP Parish: Newbury Town Council Ward: Newbury Central Applicant: Emarek Ltd	30/12/2025	Cheyenne 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

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25/02033/FUL Parish: Newbury Town Council Ward: Newbury Clay Hill Applicant: Mr Iain Groom	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
25/02347/HOUSE Parish: Newbury Town Council Ward: Newbury Clay Hill Applicant: Mr & Mrs Ower	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
25/02062/HOUSE Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Mr Nick Pitts	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
25/02253/HOUSE Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Mrs Smith	23/12/2025	Elizabeth Moffat	Erection of single storey extension on rear elevation	5 Westlands Road Newbury RG14 7JY	DEL	Approval
25/02494/HOUSE Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Mr Michael Dines	30/12/2025	Elizabeth Moffat	Single storey, flat roof kitchen extension to rear of property	21 Mount Close Newbury RG14 7QR	DEL	Approval

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24/02781/LBC Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr P McHugh De Clare	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
25/02365/HOUSE Parish: Purley On Thames Parish Council Ward: Tilehurst & Purley Applicant: COX	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
25/02480/CERTP Parish: Purley On Thames Parish Council Ward: Tilehurst & Purley Applicant: Miss K. Gumbrell and Mr. C. Cutting	23/12/2025	Lesley Humphries	Single storey rear extension	1A Huscarle Way Tilehurst Reading RG31 6GE	DEL	Approval
25/02406/HOUSE Parish: Shaw Cum Donnington PC Ward: Newbury Speen Applicant: Mr Nathan Pitt	23/12/2025	Elizabeth Moffat	Proposed erection of Games Room / Summer Room	101 Kingsley Close Shaw Newbury RG14 2EB	DEL	Approval

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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.	Site Of The Bungalow The Castle School Love Lane Donnington Newbury RG14 2JG	DEL	Approval
Ward: Newbury Speen Applicant: West Berkshire Council						
25/02482/COND Parish: Speen Parish Council	29/12/2025	Cheyenne 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.	Land Off Lambourn Road Speen Newbury	DEL	Approval
Ward: Newbury Speen Applicant: David Wilson Homes (Southern)						
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.	44 Stephens Close Mortimer Common Reading RG7 3TY	DEL	Refusal
Ward: Burghfield & Mortimer Applicant: Mr Ian O'Rourke						

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25/02352/PASSH Parish: Stratfield Mortimer Parish Council Ward: Burghfield & Mortimer Applicant: Mr & Mrs Fitzgerald	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
25/02496/HOUSE Parish: Sulhamstead Parish Council Ward: Bradfield Applicant: Ms E Thompson	23/12/2025	Lesley Humphries	Single storey extension	2 Nagle Close Burghfield Common Reading RG7 3EB	DEL	Approval
25/02860/FUL Parish: Sulhamstead Parish Council Ward: Bradfield Applicant: Amegreen Children's Services	29/12/2025	Awaiting Allocation	Erection of extension to existing children's home.	3 Brocas Road Burghfield Common Reading RG7 3QL		Returned as Not Valid

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25/01892/FUL Parish: Thatcham Town Council	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
25/02432/CERTP Parish: Thatcham Town Council Ward: Thatcham West Applicant: Mr Wigmore	29/12/2025	Lesley Humphries	Loft conversion.	17 Severn Close Thatcham RG18 3DW	DEL	Refusal
25/01890/FUL Parish: Woolhampton Parish Council Ward: Bucklebury Applicant: Mary Nolan	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
25/01905/FULMAJ Parish: Yattendon Parish Council Ward: Ridgeway Applicant: .	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