

Decisions Taken during week ending 23/01/2026

| Application | Decision Issued | Case Officer | Proposal | Site Address | Decision Type | Decision |
|-----------------------------------|-----------------|--------------------|---|---|---------------|----------|
| 25/02367/LBC | 19/01/2026 | Rebecca Hawkes-Rey | Replacement of lower windows to the south elevation of the property with bespoke like for like windows. | The Bell Aldworth Reading RG8 9SE | DEL | Approval |
| Parish: Aldworth Parish Council | | | | | | |
| Ward: Basildon | | | | | | |
| Applicant: Mr Hugh Macaulay | | | | | | |
| 25/02544/PACOU | 23/01/2026 | Gemma Kirk | Application under General Permitted Development Order (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R to determine if prior approval is required for a proposed: Change of use of existing agricultural buildings to B8 storage and distribution. | Glenvale Nurseries Hungerford Lane Bradfield Southend Reading RG7 6JH | DEL | Refusal |
| Parish: Bradfield Parish Council | | | | | | |
| Ward: Bradfield | | | | | | |
| Applicant: Helen Varley | | | | | | |
| 25/02702/AGRIC | 19/01/2026 | Isabel Oettinger | Application to determine if prior approval is required for a proposed: Alteration of an existing road or highway - Improving the existing access track by 1 to 2 loads of crushed concrete with a top dressing of type 1 scalpings | Clayhill Copse Clayhill Road Burghfield Common Reading | DEL | Refusal |
| Parish: Burghfield Parish Council | | | | | | |
| Ward: Burghfield & Mortimer | | | | | | |
| Applicant: Miss Cora Pfarre | | | | | | |
| 25/02750/HOUSE | 22/01/2026 | Helen Robertson | Proposed outbuilding | Oareborough House Oare Hermitage Thatcham RG18 9SD | DEL | Approval |
| Parish: Chieveley Parish Council | | | | | | |
| Ward: Chieveley & Cold Ash | | | | | | |
| Applicant: Mr and Mrs R Patel | | | | | | |

| Application | Decision Issued | Case Officer | Proposal | Site Address | Decision Type | Decision |
|---|-----------------|---------------|---|--|---------------|-----------------|
| 25/02740/CERTP | 20/01/2026 | Emma Jolliffe | Proposed single storey rear extension | 7 Walters Close Cold Ash Thatcham RG18 9PU | DEL | Approval |
| Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Mr and Mrs C Bell | | | | | | |
| 26/00131/TELE28 | 21/01/2026 | 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 10 Metre Medium Wooden Pole opposite 2 Sewell Close, Cold Ash, Thatcham, RG18 9JH. Ward: Chieveley & Cold Ash Applicant: BT | Street Record Sewell Close Cold Ash Thatcham | | Response Issued |
| 26/00132/TELE28 | 21/01/2026 | 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 9 Metre Light Wooden Pole opposite Lorien, The Ridge, Cold Ash, Thatcham, RG18 9HZ. Ward: Chieveley & Cold Ash Applicant: BT | Street Record The Ridge Cold Ash Thatcham | | Response Issued |

| <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> |
|--------------------|------------------------|---------------------|---|--|----------------------|-----------------|
| 25/02616/LBC | 23/01/2026 | Rebecca Hawkes-Rey | Minor internal and external alterations, heat pump installation, removal of the 1988 rear extension, and replacement of the existing rear infill. Parish: East Ilsley Parish Council Ward: Ridgeway Applicant: Mr and Mrs Francesca and Nico Evain | Kennet House Broad Street East Ilsley Newbury RG20 7LW | DEL | Approval |
| 25/02374/CERTE | 19/01/2026 | Lauren Hill | This application for a certificate of lawfulness of existing use is submitted in order to confirm that Bread Oven Cottage has been lawfully and continuously occupied as a Class C3 dwelling since 2008. It is a separate dwelling to Bakehouse Cottage which is adjacent. Ward: Downlands Applicant: Benash Farms Limited | Bread Oven Cottage Northfield Farm Wantage Road Great Shefford Hungerford RG17 7DQ | DEL | Approval |
| 25/02557/COND | 22/01/2026 | Jake Brown | Approval of details reserved by Condition (6) Surface Water Drainage of planning permission 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. Ward: Newbury Greenham Applicant: David Wilson Homes Southern | History 2 Newbury Racecourse Racecourse Road Newbury | DEL | Refusal |

| Application | Decision Issued | Case Officer | Proposal | Site Address | Decision Type | Decision |
|--|-----------------|------------------|--|---|---------------|-----------|
| 25/02805/COND | 23/01/2026 | Emma Jolliffe | Application for approval of details reserved by condition 4 (Arboricultural Method Statement) of approved 24/00441/HOUSE | 50 Burys Bank Road Greenham Thatcham RG19 8DB | DEL | Withdrawn |
| Parish: Greenham Parish Council | | | | | | |
| Ward: Newbury Greenham | | | | | | |
| Applicant: Mr and Mrs Matthew Potter | | | | | | |
| 25/02940/NONMA | 20/01/2026 | Matthew Shepherd | Non-Material Amendment to 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. Amendment: Minor amendments to approved plans. | Land East Of Newbury College Monks Lane Newbury | DEL | Approval |
| Parish: Greenham Parish Council | | | | | | |
| Ward: Newbury Wash Common | | | | | | |
| Applicant: Mr Sean Bates | | | | | | |
| 25/02853/COND | 21/01/2026 | Harriet Allen | Application for approval of details reserved by condition 1 (Lighting strategy) of approved 25/01771/FUL | Barn Elm Farm Hamstead Marshall Newbury | DEL | Approval |
| Parish: Hamstead Marshall Parish Council | | | | | | |
| Ward: Hungerford & Kintbury | | | | | | |
| Applicant: Maryn Oppenheim | | | | | | |

| Application | Decision Issued | Case Officer | Proposal | Site Address | Decision Type | Decision |
|----------------|-----------------|--------------------|--|---|---------------|----------------|
| 25/02737/COND | 20/01/2026 | Sian Cutts | Application for approval of details reserved by conditions 3 (Materials) and 4 (CEMP) of approved 25/00583/HOUSE Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mr + Mrs Zoe Houchen | Annexe The Old Granary Mill Lane Calcot Reading RG31 7RS | DEL | Split Decision |
| 25/02552/FUL | 19/01/2026 | Lewis Richards | Installation of solar panels on the roof of the Hungerford Antiques Arcade. | Hungerford Arcade 26 - 27 High Street Hungerford RG17 0NF | DEL | Approval |
| 25/02553/LBC | 19/01/2026 | Lewis Richards | Installation of solar panels on the roof of the Hungerford Antiques Arcade. | Hungerford Arcade 26 - 27 High Street Hungerford RG17 0NF | DEL | Not required |
| 25/02676/HOUSE | 22/01/2026 | Elizabeth Moffat | Installation of 4 no. rooflights to existing house. | Hornhill Sanham Green Hungerford RG17 0RR | DEL | Approval |
| 25/02272/LBC | 20/01/2026 | Rebecca Hawkes-Rey | Listed building consent application for the demolition of a listed building | Box Cottage Lower Green Inkpen Hungerford RG17 9DN | DEL | Withdrawn |
| 25/02575/HOUSE | 22/01/2026 | Helen Robertson | Retrospective Erection of a single-storey outside shed and workshop, building itself is <2.5m tall, however including the base structure it is 2.65m tall. | Highfield House Folly Road Inkpen Hungerford RG17 9QB | DEL | Approval |

| <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> |
|---------------------------------|------------------------|---------------------|--|---|----------------------|-----------------|
| 25/02311/HOUSE | 22/01/2026 | Elizabeth Moffat | Proposed two-storey extensions to East and West elevations and reconfiguration of internal layout. Single storey extension to South elevation to form larger kitchen, with removal of mezzanine above. Conversion of covered area on West end of house to from boot room. Replace all windows with new black-grey aluminium frames. Replace swimming pool glazing with new aluminium frame bifold doors. | Gateway House Radley Hungerford RG17 0PB | DEL | Refusal |
| Parish: Kintbury Parish Council | | | | | | |
| Ward: Hungerford & Kintbury | | | | | | |
| Applicant: Mr and Mrs M Hedger | | | | | | |
| 25/02276/HOUSE | 22/01/2026 | Elizabeth Moffat | Single storey front porch | Whynot Eastbury Hungerford RG17 7JP | DEL | Refusal |
| Parish: Lambourn Parish Council | | | | | | |
| Ward: Lambourn | | | | | | |
| Applicant: Burgoynie | | | | | | |
| 25/00083/FULMAJ | 23/01/2026 | Matthew Shepherd | Construction of additional training facilities to include 40 boxes, horse walker, storage barn, water treadmill barn, collecting ring, tack room/day facilities, racing office and a two bed staff cottage with ancillary works. | Frenchmans View Upper Lambourn Hungerford RG17 8QW | COMM | Approval |
| Parish: Lambourn Parish Council | | | | | | |
| Ward: Lambourn | | | | | | |
| Applicant: Ed Walker Racing | | | | | | |
| 25/02444/HOUSE | 23/01/2026 | Isabel Oettinger | Single storey rear extension. | 2 Battens Court Ermin Street Lambourn Woodlands Hungerford RG17 7BW | DEL | Approval |
| Parish: Lambourn Parish Council | | | | | | |
| Ward: Lambourn | | | | | | |
| Applicant: Mr & Mrs Mott | | | | | | |

| <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> |
|--|------------------------|---------------------|---|--|----------------------|-----------------|
| 25/02787/COND | 23/01/2026 | Rebecca Hawkes-Rey | Application for approval of details reserved by conditions 5 (External Services) and 7 (Internal Services) of approved 21/01531/LBC | Former 8 As Methodist Chapel and School Rooms Chapel Lane Lambourn Hungerford RG17 8YA | DEL | Approval |
| Parish: Lambourn Parish Council | | | | | | |
| Ward: Lambourn | | | | | | |
| Applicant: c/o | | | | | | |
| 26/00065/CERTP | 21/01/2026 | Harriet Allen | Conversion from existing use to residential. | 4 Boxshall Court Pound Street Newbury RG14 6BP | DEL | Refusal |
| Parish: Newbury Town Council | | | | | | |
| Ward: Newbury Central | | | | | | |
| Applicant: Tompkins Rygole Ltd | | | | | | |
| 25/02113/CERTP | 20/01/2026 | Emma Jolliffe | Add a window to the living room. | 24A Kiln Road Newbury RG14 2HA | DEL | Approval |
| Parish: Newbury Town Council | | | | | | |
| Ward: Newbury Clay Hill | | | | | | |
| Applicant: William Fry | | | | | | |
| 25/02712/FUL | 20/01/2026 | Elizabeth Moffat | Replacement of windows and doors. | Bramble Court Queens Road Newbury RG14 7FP | DEL | Approval |
| Parish: Newbury Town Council | | | | | | |
| Ward: Newbury Greenham | | | | | | |
| Applicant: MR SAM HILSUM | | | | | | |
| 25/02766/HOUSE | 23/01/2026 | Isabel Oettinger | Demolition of existing conservatory, proposed single storey rear extension, proposed first floor side extension and new obscure-glazed ground-floor window on the side elevation. | 1 Bell Holt Newbury RG14 6TH | DEL | Approval |
| Parish: Newbury Town Council | | | | | | |
| Ward: Newbury Wash Common | | | | | | |
| Applicant: Mr Chandra Mandali and Mrs Venkata Narala | | | | | | |

| Application | Decision Issued | Case Officer | Proposal | Site Address | Decision Type | Decision |
|--|-----------------|----------------|--|--|---------------|----------|
| 25/02679/HOUSE | 20/01/2026 | Lewis Richards | Single storey glass canopy to the side elevation of the property. | Bay Tree House Green Lane Pangbourne Reading RG8 7BG | DEL | Approval |
| Parish: Pangbourne Parish Council | | | | | | |
| Ward: Pangbourne | | | | | | |
| Applicant: Mr Griffiths | | | | | | |
| 25/02308/FUL | 22/01/2026 | Donna Toms | Change of Use from Barber Shop (Use Class E) to Takeaway Shop (Hot Food Takeaway - Use Class Sui Generis) | 8 High Street Pangbourne Reading RG8 7AB | DEL | Refusal |
| Parish: Pangbourne Parish Council | | | | | | |
| Ward: Pangbourne | | | | | | |
| Applicant: Mr ENVER BAT | | | | | | |
| 25/02835/CERTP | 20/01/2026 | Donna Toms | Conversion of internal garage. | 11 Elyham Purley On Thames Reading RG8 8EN | DEL | Approval |
| Parish: Purley On Thames Parish Council | | | | | | |
| Ward: Tilehurst & Purley | | | | | | |
| Applicant: Mr Sonny Cooper | | | | | | |
| 25/02829/CERTP | 23/01/2026 | Emma Jolliffe | Proposed single storey side extension behind existing pitched roof garage. Extension does not protrude beyond the width of the original garage, or the rear wall of the house. Replace existing window and door with bifold doors in ground floor rear elevation of the house. | 50 Goodliffe Gardens Tilehurst Reading RG31 6FZ | DEL | Approval |
| Parish: Purley On Thames Parish Council | | | | | | |
| Ward: Tilehurst & Purley | | | | | | |
| Applicant: Mr & Mrs Paul Drake | | | | | | |
| 25/02952/COND | 22/01/2026 | Harriet Allen | Approval of details reserved by Condition (4) CEMP of 25/01734/FORMB: 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 | Approval |
| Parish: Shaw Cum Donnington PC | | | | | | |
| Ward: Newbury Speen | | | | | | |
| Applicant: Scottish and Southern Electricity Networks (SSEN) | | | | | | |

| Application | Decision Issued | Case Officer | Proposal | Site Address | Decision Type | Decision |
|------------------------------------|-----------------|----------------|---|---|---------------|----------|
| 25/02707/AGRIC | 22/01/2026 | Donna Toms | Application to determine if prior approval is required for a proposed Forestry Building - Timber Frame Construction. Dimensions: length 16m, height to eaves 2.6m, breadth 5.4m, height to ridge 1.8m. | High Holies Woodland Streatley Reading | DEL | Refusal |
| Parish: Streatley Parish Council | | | | | | |
| Ward: Basildon | | | | | | |
| Applicant: Mr Lawrence Hamilton | | | | | | |
| 25/02754/PASOL | 20/01/2026 | Donna Toms | Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings: Proposed roof mounted solar panels | Francis Baily Primary School Skillman Drive Thatcham RG19 4GG | DEL | Approval |
| Parish: Thatcham Town Council | | | | | | |
| Ward: Thatcham Colthrop & Crookham | | | | | | |
| Applicant: Mr S Beattie | | | | | | |
| 25/02153/LBC | 22/01/2026 | Lewis Richards | Repointing, dismantling, rebuilding and provision of new foundations to existing boundary wall. | Church Of St Mary Church Gate Thatcham | DEL | Approval |
| Parish: Thatcham Town Council | | | | | | |
| Ward: Thatcham Central | | | | | | |
| Applicant: Ms Laura Carlin | | | | | | |
| 25/02723/CERTP | 20/01/2026 | Emma Nutchey | No machinery inside. this will be used as storage purpose only. This outbuilding will be for main storage of an existing Takeaway. | 33A - 33B High Street Theale Reading RG7 5AH | DEL | Refusal |
| Parish: Theale Parish Council | | | | | | |
| Ward: Theale | | | | | | |
| Applicant: He | | | | | | |
| 25/02270/OUT | 23/01/2026 | Sian Cutts | Outline application for Residential development for 3 dwellings. Matters to be considered: Access. | D W Lusted Ltd Vyners Estate Mill Lane Tidmarsh Reading RG8 8EB | DEL | Refusal |
| Parish: Tidmarsh Parish Council | | | | | | |
| Ward: Pangbourne | | | | | | |
| Applicant: Mr and Mrs D Lusted | | | | | | |

| Application | Decision Issued | Case Officer | Proposal | Site Address | Decision Type | Decision |
|-----------------|-----------------|------------------|--|---|---------------|-----------------|
| 25/02492/HOUSE | 20/01/2026 | Lesley Humphries | Two storey side extension and part garage conversion Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Mr & Mrs R Sherman | 42 Fullbrook Crescent Tilehurst Reading RG31 6RX | DEL | Approval |
| 25/02739/HOUSE | 20/01/2026 | Emma Jolliffe | Single storey extension replacing existing conservatory Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Mr & Mrs Linda & Keith Bartley | 1 Barefoot Close Tilehurst Reading RG31 5QF | DEL | Approval |
| 26/00121/TELE28 | 20/01/2026 | 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 92 metres of fixed line broadband electronic communications apparatus at the telecommunications cabin located at Baydon Road, Wickham Heath, Newbury. Ward: Hungerford & Kintbury Applicant: BT | Telecommunications Mast Baydon Road Wickham Newbury | | Response Issued |
| 25/02938/AGRIC | 19/01/2026 | Cheyanne Kirby | Application to determine if prior approval is required for a proposed: Steel portal framed lean to building. Parish: West Ilsley Parish Council Ward: Ridgeway Applicant: Mr David Carlisle | Folly Farm Bury Lane West Ilsley Newbury RG20 7AZ | DEL | Not required |