

West Berks Council Application Number	Address/Location	Applicant Name	Proposal	Date Received At TPC	Deadline Date (observations or objections)
24/02634/HOUSE	70 Meadow Way, Theale		Existing front porch and side conservatory to be removed. Rear garage to be demolished. New single storey porch side extension and rear to be constructed	13.12.2024	03.01.2025
24/02523/NONMAT	Lakeside, The Green, Theale	Ridgepoint Homes	Non material amendment to approved 22/00691/RESMAJ - Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission 15/02842/OUTMAJ (allowed on appeal) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved. Amendment - Vary the approved materials plan and materials schedule listed in Condition 3	17.12.2024	N/A

24/02328/CERTP	59 High Street Theale	Ms Alison Huntley	Proposed use; pre-school day care nursery (creche). Opening hours 06.30 - 20.00. Use Class E	19.12.2024	N/A
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24/02501/HOUSE	Mews Cottage, 1A Cloister Mews, Theale	Proposed detached open sided car port	20.12.2024	10.01.2025
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24/02379/CERTP

7 St Ives Close Theale

Mr and Mrs Bennett

Remove existing timber-framed garage, 24.12.2024
replace with new rendered blockwork
garage.

N/A

24/02818/PACOU	Forum 1, Station Road, Theale		Application to determine if prior approval is required for a proposed: Prior Notification requirement under Part MA of the GPDO for the change of use of Class E space to form 72 apartments	03.01.2025	03.01.2025!
24/02798/MDOPO2	Lakeside, The Green, Theale		Request under section 106A subsection (1)(a) to modify the planning obligations within the section 106 legal agreement dated 22nd February 2024 in relation to planning permissions 15/02842/OUTMAJ and 22/01871/fulext. Proposed modification: remove the First Homes provision and replace with affordable rent.	07.01.2025	28.01.2025
24/02403/HOUSE	23 Swallowfield Gardens, Theale	Mr and Mrs Andrews	Retrospective: Conversion of 1 bay of garage to habitable space	10.01.2025	N/A

Decision	TPC Comments
N/A	No objections -13.01.2025
In pursuance of its powers under the Town and Country Planning act 1990 West Berkshire District Council APPROVES the minor amendment as specified subject to the comments/reasons.	N/A

West Berkshire Council hereby certify N/A

that on 4th November 2024 the operation or use described in the First Schedule of this certificate in respect of land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would have been LAWFUL within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. 1. The change of use of Use Class E(g)(i) office to Use Class E(f) non-residential pre-school day care nursery (creche) falls within a category of work, set out in section 55(2) of the Town and Country Planning Act 1990, that the change of use does not amount to 'development', in particular the primary use of the building would fall within the same use class (Use Class E).

As such, the described development is lawful for the purposes under section 192 of the Town and Country Planning Act 1990, and an application for planning permission from the local planning

N/A

No objections -13.01.2025

West Berkshire Council REFUSES a N/A

Certificate of Lawfulness for the
operation or use described in the First
Schedule of this notice in respect of land
specified in the Second

Schedule to this notice and edged red on
the plan attached to this notice for the
following reason(s): for the following
reason(s): 1. The proposed development
as shown on drawing numbers PL/05

ReVA Proposed Floor Plan
and Elevations, and PL/03 Proposed Site
Plan received on 7th November 2024
does not constitute permitted
development under Schedule 2, Part 1,
Class E of the Town and Country

Planning
(General Permitted Development)
(England) Order 2015 (as amended) as
under paragraph E.1 (e) (ii) it states the
following:

'Development is not permitted if the
height of the building would exceed 2.5
metres in the case of a building within 2
metres of the boundary of the curtilage
of the dwellinghouse'.

The proposed building is within 2 metres
of the curtilage boundary and is

N/A

TPC object to this application as it is close to the flood risk area, there will be increased traffic through the village, noise risk to residents from trains and bypass traffic and additional strain on existing services such as GP. Other comments: This is a business area not a residential area and the boundaries between business and residential would be merged. Proposed by RG, seconded by SC and all in favour.

N/A

No objections - 13.01.2025

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS RETROSPECTIVE planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject the condition.

N/A