

West Berks Council
Application Number

Application Number	Address/Location	Applicant Name	Proposal	Date Received At TPC	Deadline Date (observations or objections)	Decision	TPC Comments
26/00456/FUL	John Lewis, Arrowhead Road, Theale		Development of site for storage of operational vehicles associated with existing distribution warehouse, including site resurfacing, provision of boundary fencing, ancillary parking, and ancillary infrastructure	17.03.2026	07.04.2026	N/A	26/00456/FUL - John Lewis, Arrowhead Road, Theale - Theale Parish Council object to this application for the following reasons: Due to the likely increase in traffic and the absence of sufficient consideration for the parking and management of associated vans.
26/00597/FUL	20 High Street, Theale		Change of use of upper floors, front and rear dormers and two Storey Rear Extension to create 14-Bed HMO.	13.04.2026	04.05.2026	N/A	26/00597/FUL - 20 High Street, Theale - Planning Object Theale Parish Council object to this application for the following reasons: Design and Visual Impact The inclusion of third-floor dormer windows on the front elevation would have a visible and potentially harmful impact on the character and appearance of the conservation area. Materials The proposed materials are not considered to be in keeping with the established character of the conservation area, which may detract from its visual coherence and heritage value. Based on the submitted details, the materials appear unsympathetic to the prevailing palette and finish of neighbouring properties. Parking, Servicing and Transport Impacts The application proposes a car-free development; however, insufficient evidence has been provided to demonstrate how the scheme would operate effectively in practice. There is a <i>lack of clarity regarding provision for</i>
25/02678/PACOU	Forum 1, Station Road, Theale	Mr A Moses	Prior Notification requirement under Part MA of the GPDO for the change of use of Class E space to form 99 apartments.	12.03.2026	N/A	Prior Approval is REQUIRED and GRANTED by the Local Planning Authority, for the proposed development	Noted.
24/02798/MDOP02	Lakeside, The Green, Theale	Ridgepoint Homes Ltd	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/FULEX. Proposed modification: remove the First Homes provision and replace with affordable rent.	31.03.2026	N/A	In pursuance of its powers under the Town and Country Planning Acts West Berkshire District Council APPROVES the modification or discharge of the Planning Obligation referred to in Part I in accordance with the submitted application form.	Noted.
25/02869/ADV	New Aquitaine House, Exeter Way, Theale		Fascia signs (Signs 1, 2 and 6 on the submitted Proposed Site Plan). Three totem signs (Signs 3, 4 and 5 on the submitted Proposed Site Plan).	02.04.2026	N/A	In pursuance of its powers under the Town and Country Planning (Control of Advertisements) Regulations 2007, West Berkshire District Council GRANTS advertisement consent for the development referred to in Part 1. In accordance with the submitted application form and plans.	Noted.

Correspondence from West Berks Council 09.04.26: We are writing to let you know that West Berkshire Council endorsed and adopted the updated Stanford Dingley Parish Design Statement on 26 March 2026. It is available to view online at: <https://westberks.gov.uk/vds>. The Stanford Dingley Parish Design Statement was originally adopted by West Berkshire Council in 2010 but has now been factually updated and revised by Stanford Dingley Parish Council in 2025. The draft document was subject to a six-week period of formal public consultation and has been revised as appropriate.