

Appeal 6008194

Appeal questionnaire

Submitted on 27 April 2026.

Appeal type	Householder
Appeal site	44 Proctors Road, Wokingham, RG40 1RP
Appellant contact details	Gordon Davies gdavies0549@gmail.com 01189783016
Application number	252634

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No

Notifying relevant parties

Who was notified	Consultee list - Original app.pdf (/document/f072638e-03a9-4310-a57b-b7fece48a17a)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Original consultee list.pdf (/document/f3033206-530c-44ea-85ba-c10bbc50461b)
Appeal notification letter	Consultee letter - PINs.pdf (/document/bce1fc9e-259a-4924-8a64-79d694715ece) Consultee list - PINs.pdf (/document/27b6cec0-40b6-45e2-afa2-a8ed678d5710)

Consultation responses and representations

Representations from other parties	Yes
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Upload representations from other parties

[Ecology response 1 \(TC\).docx \(/document/1d94e184-10a3-4c25-84db-3f2e99c91bba\)](#)
[UPDATED Ecology response 3 final \(TC\).docx \(/document/74072197-0210-4fbf-81f2-db37f0e4e138\)](#)
[Ecology response 2 \(TC\).docx \(/document/44f9a9e7-565a-4d6c-9378-fb0711a0706c\)](#)
[Comments J L Pearse 252634.docx \(/document/1f98b99b-c269-496b-ba81-fb494a2d4e25\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Signed Officer Report General.docx \(/document/0f6611bc-2c1e-45ee-bbc8-27901fe6fa9a\)](#)
[Signed Officer Report Draft Decision Notice.docx \(/document/d6ae30b1-5417-4296-8174-5838fe49b82b\)](#)
[Decision Notice.pdf \(/document/4c77c003-2a37-4700-8643-b43f7ca06ca4\)](#)

Upload the plans, drawings and list of plans

[Property Alignment \(1\).pdf \(/document/63c35c5b-533d-4e4d-bf75-08629ece8f0d\)](#)
[Drainage Plan.pdf \(/document/200d38bb-9a53-432e-8c9d-3ce08567e37f\)](#)
[\(Revised\) Location Plan.pdf \(/document/fcbdc029-0df7-4fbb-936b-6146c8970d24\)](#)
[Parking Layout.pdf \(/document/3cd9a650-47b8-4c6b-80e4-7969ae57d553\)](#)
[Property Alignment 2.pdf \(/document/a5521d37-28ad-4e41-b94a-a82c09a9466b\)](#)
[\(Revised\) Site Plan.pdf \(/document/32511701-e768-4566-b5c8-b3f4d150bc8a\)](#)
[Existing & Proposed Plans Elevations \(1\).pdf \(/document/956258ed-c7b1-4091-8f89-f4de3294cbc6\)](#)
[Existing & Proposed Plans Elevations \(2\).pdf \(/document/c6352dcd-1823-4394-bde3-f4f4111b44ed\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[CC10 MDD Local Plan.pdf \(/document/fef1fb39-3b89-4753-b159-267b5fd6ec7c\)](#)
[CP1 - Core Strategy.pdf \(/document/45b65073-5c9b-4415-96de-2c8b8b199888\)](#)
[CC04 MDD Local Plan.pdf \(/document/9033fb47-0d58-451e-8fde-3abebd602f59\)](#)
[Adopted MDD February 2014 front cover.pdf \(/document/d27775d8-bf4c-4ff2-8aaf-3c158c4a43cf\)](#)
[CP3 - Core Strategy.pdf \(/document/f5d45272-10eb-4df0-8a0e-43ceb4d32786\)](#)

[CC01 MDD Local Plan.pdf \(/document/c7e17730-210b-4040-8ad2-44153ceb063c\)](#)
[CP7 - Core Strategy.pdf \(/document/72b26c4c-6570-4b5b-a382-55df24ba57d3\)](#)
[CP9 - Core Strategy.pdf \(/document/64c039af-ca2a-4702-87c8-65d45d7d5715\)](#)
[CC03 MDD Local Plan.pdf \(/document/62d78aa6-4a7b-4e17-9a9e-78923fabcaa5\)](#)
[CC07 MDD Local Plan.pdf \(/document/292f7a30-cef7-4aaa-9ae7-853fc62a9656\)](#)
[TB21 MDD Local Plan.pdf \(/document/3c30bda1-da7e-4f4e-a084-96cd28d5d19d\)](#)
[Core Strategy Front Cover.pdf \(/document/cf10bc33-339a-45ab-9a6f-9d8fd0fc31f8\)](#)
[CC09 MDD Local Plan.pdf \(/document/4a20b2b0-b945-459d-a558-b1cfc59c5aac\)](#)
[CC02 MDD Local Plan.pdf \(/document/0a5e5e2a-cb2f-4421-a772-bd6aff803053\)](#)
[TB23 MDD Local Plan.pdf \(/document/25622c1e-ff82-4a51-b8a4-d168ac8aee63\)](#)

Emerging plans

Yes

Upload emerging plan and supporting information

[Emerging Local Plan.pdf \(/document/bd0cca7f-7957-4e46-aa05-f1846700f188\)](#)

Supplementary planning documents

Yes

Upload supplementary planning documents

[~Borough Design Guide Interactive SPD~.pdf \(/document/2afcd842-c904-4d54-8294-ccb2f13e273a\)](#)
[SPD on Sustainable Design and Construction.pdf \(/document/13ed3007-9d1c-4702-897b-f4fbfeeab58c\)](#)

Site access

Access for inspection

Yes
to assess the scheme.

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Appeals near the site

No

Extra conditions

No
