

Appeal 6016778

Appeal questionnaire

Submitted on 9 October 2026.

Appeal type	Full planning
Appeal site	93 Reading Road, Finchampstead, RG40 4RD
Agent contact details	Rebecca Davis rebecca@atlasplanninggroup.co.uk 01722638008
Application number	261430

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
-----------------------------------	-------

Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Consultee list - Application stage.pdf (/document/8d79d3e7-a4d4-4937-8d61-f94183f25383)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Internal General Sent.docx (/document/f7757f42-0070-469c-a3f2-93b52ef7bfa3)
Upload the appeal notification letter and the list of people that you notified	Consiltee letter - PINs.docx (/document/72ea84d9-d68b-43ef-a531-38dd030b3a8a)

Consultation responses and representations

Statutory consultees	Yes WBC CIL WBC Cleaner and Greener WBC Drainage WBC Ecology WBC Enforcement WBC Environmental Health WBC Highways WBC Landscape and Trees WBC Waste Services South East Water Thames Water Utilities Ltd
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Drainage Response 1.NT.docx (/document/69578113-c5e7-4e11-b927-0a8cfafd6835) Env Health Response.docx (/document/6140bae1-df7d-44a5-95fe-191ce13ffb9) Highways response.docx (/document/0b3ee66f-a955-4ccc-8dc8-5606a1ff5c41) Landscape response- CB.docx (/document/dd56a59a-7a7a-44ef-9a63-5c02e2e36ef8)
Representations from other parties	Yes
Upload representations from other parties	Comments MaheshaSuriarachchi.pdf (/document/5c4cc155-db8d-4933-af96-0224fec5f1da) Comments EvgeniyaThornhill 261430.pdf (/document/27d6019d-4099-44c0-bd99-

[2180fe0ae443\)](#)
[Comments_GrahamGilbert_261430_4814006.pdf \(/document/9ef75d20-24f4-4c51-af54-356fb2393c85\)](#)
[Comments_GrahamGilbert_261430_4813988.pdf \(/document/81f4b2dc-7465-4a7b-abc5-48e5f0a508e6\)](#)
[Comments_GrahamGilbert_261430.pdf \(/document/f32ddcf1-f33c-48f4-9251-7cc6d39a914f\)](#)
[Comments_SurangiDeAlwis_261430.pdf \(/document/e573ab1b-18e8-4fe3-a101-87856319228c\)](#)
[Comments_GrahamGilbert_261430_4814005.pdf \(/document/bba3f1d5-ac45-4dfa-8ee1-90872e8e9be5\)](#)
[Comments_FinchampsteadParishCouncil_261430.pdf \(/document/a812355a-27f6-4384-8ba1-c05e4a305abd\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Signed Officer Report General.docx \(/document/e39c8ea5-60c1-4139-860d-2099861edc5d\)](#)
[Decision Notice.pdf \(/document/2dd19c92-ef44-4ece-bfa7-8b951b1cfd83\)](#)
[Signed Officer Report Draft Decision Notice.docx \(/document/8df694eb-38d5-4444-89b3-e700399e9d88\)](#)

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

Yes

Policies from statutory development plan

[CP17 - Core Strategy.pdf \(/document/ec947c0e-991f-4424-9643-144f6137ee9a\)](#)
[CP3 - Core Strategy.pdf \(/document/4f513b8d-a588-4428-b34f-17595355040c\)](#)
[TB23 MDD Local Plan.pdf \(/document/b95f3d43-055e-4627-b78a-1e8aa897eb4a\)](#)
[TB21 MDD Local Plan.pdf \(/document/35ba693a-b8c8-4a16-b9bc-20a5bbadc0ff\)](#)
[CP8 - Core Strategy.pdf \(/document/3f6d4b10-9b6e-4c77-8489-2af9e703b000\)](#)
[CP1 - Core Strategy.pdf \(/document/c6955331-7023-41be-9a9c-2f2c02ffca39\)](#)
[CP7 - Core Strategy.pdf \(/document/b32231a5-915f-4587-a292-4bc53a0ae5b1\)](#)
[CC01 MDD Local Plan.pdf \(/document/b5b0c68e-b3a4-4b02-b184-4dca673d2a14\)](#)
[CP6 - Core Strategy.pdf \(/document/471b50fe-88ec-4bf2-a314-5a0659a29a9e\)](#)
[CP11 - Core Strategy.pdf \(/document/62d58161-c283-4188-9cf7-5e7a85dc0f12\)](#)
[CC02 MDD Local Plan.pdf \(/document/a3092b73-0c82-48ce-99d2-6ed05990779f\)](#)
[CC09 MDD Local Plan.pdf \(/document/5ec3980b-](#)

[1d75-4f11-93da-81e7b8fe5217\)](#)
[CP9 - Core Strategy.pdf \(/document/69ba7d10-a1bb-41f3-8c46-88bea0d944c2\)](#)
[CP5 - Core Strategy.pdf \(/document/304a38a4-051c-472b-a46a-92350ddafd08\)](#)
[TB05 MDD Local Plan.pdf \(/document/cca9cdb4-28d6-49bc-b219-971aef0bbb19\)](#)
[CC07 MDD Local Plan.pdf \(/document/02953b47-3562-42de-b04f-a1d9c55cbc08\)](#)
[CC10 MDD Local Plan.pdf \(/document/d4c43ba2-4876-4812-8c77-a8d42164074e\)](#)
[CC03 MDD Local Plan.pdf \(/document/e64842a8-0242-473a-84c0-e19c0443aca7\)](#)
[Adopted MDD February 2014 front cover.pdf \(/document/81f71225-a26f-4710-9b02-eb1bcc656e9b\)](#)
[TB07 MDD Local Plan.pdf \(/document/86bf4c34-ef2f-4f8a-87e3-f76ce115ee1c\)](#)

Emerging plans

Yes

Upload emerging plan and supporting information

[National Planning Policy Framework - Aug 2026.pdf \(/document/e797cd69-a8a2-4411-80c9-53b58ec74a9e\)](#)
[Borough Local Plan Update.pdf \(/document/2dd0374b-eb1e-4bf6-a0b3-a21a2bd199c9\)](#)

Do you have any other relevant policies?

No

Supplementary planning documents

Yes

Upload supplementary planning documents

[Borough Design Guide Interactive SPD~.pdf \(/document/45d7bf85-ddbf-4b97-8141-29cc7e02b1b8\)](#)

Community infrastructure levy

Yes

Upload your community infrastructure levy

[WBC Adopted Regulation 123 List Document - Jan 2017.pdf \(/document/82d259a5-4bd5-48f6-ace5-0a0f02bd714e\)](#)
[CIL Charging Schedule February 2015.pdf \(/document/e415616e-315d-4a8e-8027-33b2968347c8\)](#)
[CIL Frequently Asked Questions.pdf \(/document/690431a5-e76b-434e-93fa-4145f17032a7\)](#)

Community infrastructure levy formally adopted

Yes

Date community infrastructure levy adopted

6 April 2015

Site access

Access for inspection	Yes Not all the relevant parts of the appeal site can be seen from public land, A visit is recommended to better understand the context of the site and surroundings.
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No

Extra conditions	Yes If the Inspector is minded to allow the appeal, the LPA suggest the following (non-standard conditions): Landscaping Scheme Within three months of the date of this permission, a revised landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all proposed hard and soft landscaping works, including replacement tree and shrub planting, boundary planting, implementation timescales and a programme for the replacement of any trees or plants which die, are removed or become seriously damaged or diseased within five years of planting. The approved scheme shall thereafter be implemented in accordance with the approved details and timetable. Boundary Treatments Within three months of the date of this permission, details of all proposed boundary treatments, including any fencing, walls, gates and planting separating the two residential curtilages, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be implemented within three months of their approval and thereafter retained. Withdrawal of Permitted Development Rights Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order, no extensions, roof alterations, outbuildings, hardstanding, gates,
-------------------------	---

fences, walls or other means of enclosure shall be erected or constructed within the curtilage of the retained bungalow without the prior grant of planning permission.

Within three months of the date of this permission, details of revised vehicle parking arrangements for the retained bungalow shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate the provision of parking spaces of appropriate dimensions in accordance with the Council's adopted parking standards. The approved parking arrangements shall be implemented within three months of their approval and shall thereafter be retained and kept available for parking purposes at all times.

Have there been any significant changes that would affect the application?

There have been no significant changes

Original Evidence

Did the applicant submit a design and access statement with the application?

No

Did the applicant submit plans and drawings with the application?

Yes

Upload the plans and drawings submitted with the application

[Existing Elevations.pdf \(/document/0bcf2b79-4f02-4061-9ffa-17fae21d25d7\)](#)
[Proposed Site Plan.pdf \(/document/09b2ed30-8803-4f6f-ad37-66ea520600de\)](#)
[Location Plan.pdf \(/document/3fdb5e52-26eb-488d-bd44-cc1e5de89337\)](#)
[Existing Ground Floor Plan.pdf \(/document/7f29afa5-2e30-4635-9dfc-e08a67b9c4c9\)](#)

Did the applicant submit any other documents with the application?

Yes

Upload any other documents submitted with the application

[Landscape and BNG Statement.pdf \(/document/2aef8cbd-6ff0-46cf-b194-03f1aca1b489\)](#)
[Planning Statement.pdf \(/document/0e170164-1b07-4450-9939-f3de45819ef2\)](#)

What documents and plans did you use to make your decision?

the drawings and plans numbered (12893/02), (01/0221), (12893/01) & (01/002),
