

Appeal 6003820

Appeal questionnaire

Submitted on 4 February 2026.

Appeal type	Full planning
Appeal site	10, Mitchell Way, Woodley, Wokingham, RG5 4NQ
Agent contact details	Shashikanth Hallibyl shashikanth_74@yahoo.com +447821111602
Application number	252343

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

Notifying relevant parties

Who was notified	Consultee list - Consultation stage.pdf (/document/bc988fe5-f8c8-4431-8495-c67cb0f41f80)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation card.pdf (/document/07f8a209-a577-4986-ae3a-d5feaf215d4f)
Appeal notification letter	Consultee list - PINs.pdf (/document/2e1a52e7-6613-4dba-b384-13a6890ec349) Consultee Letter 252343 - PINs.pdf (/document/5a73dbda-828d-44fb-a37a-884c77bfd4f5)

Consultation responses and representations

Statutory consultees	Yes WBC Highways WBC Landscape
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Highways response.docx (/document/4730e5a4-629c-40f5-af9d-21f825cf15b4) Landscape response - CB.docx (/document/272422df-3e24-4c2f-86ee-76a93854ace0)
Representations from other parties	Yes
Upload representations from other parties	Comments_WoodleyTownCouncil_252343_4722807.pdf.pdf (/document/565ec9ac-445b-4974-b46e-00f62f320ac4) Comments_WoodleyTownCouncil_252343_4730355.pdf.pdf (/document/e180ec99-5c3b-4dfa-8102-3ee710cac688)

Planning officer's report and supporting documents

Upload planning officer's report	Decision Notice.pdf (/document/371da724-3c25-4744-9ff6-2a5b84094c0e) Signed Officer Report General.docx (/document/2413bea0-26b5-429c-925a-42a73775de4b) Signed Officer Report Draft Decision
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Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	CC07 MDD Local Plan.pdf (/document/514b5e9d-01a8-4042-96ee-007e00dc9e04) CC01 MDD Local Plan.pdf (/document/e4aed038-fbfe-4627-8dc9-0d0213e327f8) CP3 - Core Strategy.pdf (/document/65c38393-375e-4ab8-8b73-1d516e1820ac) CP9 - Core Strategy.pdf (/document/282daa94-3637-4156-a0fe-52146de725c8) CP4 - Core Strategy.pdf (/document/fe7cd810-8d29-4b80-89af-6a5b84259fd9) CP6 - Core Strategy.pdf (/document/80b8cc0e-db99-4b95-a67a-752a20f0b2a9) TB21 MDD Local Plan.pdf (/document/2b53330e-e240-4c61-98d9-972443c43c9b) Adopted MDD February 2014 front cover.pdf (/document/312b07ea-48a9-4133-a245-aff3d8bd59eb) CC04 MDD Local Plan.pdf (/document/85a61fae-2cf9-4b64-816a-c16a402bea1e) Core Strategy Front Cover.pdf (/document/f95a3b0e-8024-4b42-9818-c401ab713a90) CC03 MDD Local Plan.pdf (/document/79f59a82-77a4-4fc4-97fb-c69a15927e7c) CP1 - Core Strategy.pdf (/document/2f5dfc1c-5c85-447a-a55e-d05f0545d0d0)
Emerging plans	Yes
Upload emerging plan and supporting information	Emerging Local Plan.pdf (/document/c839f5e5-6238-4213-93b0-ec14efe88bc0)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Joint Minerals and Waste Plan (Adopted version).pdf (/document/cb49f336-f004-4e2b-9e44-1b2f446be87e)
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/11e78eb1-7690-4c57-b972-ef7f332a44de)
Community infrastructure levy	Yes

Upload your community infrastructure levy	WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/3c2fec62-7443-456c-a1e1-788caab6f9d3) CIL Charging Schedule February 2015.pdf (/document/39112791-2e11-430f-9afb-a18e76d9f4d2)
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Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015

Site access

Access for inspection	Yes A site visit is advised as RfR no.1 relates to Character of the area impact
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 to be addresses in the Statement of Case