

Appeal 6008845

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Pound Lane Cottage, Pound Lane, Hurst, RG10 0RS
Agent contact details	Neil Davis mail@davis-planning.com +447821158236
Application number	260049

Before you start

Which local planning authority (LPA) do you want to appeal against?	Wokingham Borough Council
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Have you received an enforcement notice?	No
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What type of application is your appeal about?	Full planning
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What date did you submit your application?	8 Jan 2026
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	15 Apr 2026
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Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	Mr D Phillips
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Contact details	Neil Davis Davis Planning Ltd
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Phone number	+447821158236
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Site address	Pound Lane Cottage Pound Lane Hurst RG10 0RS
What is the area of the appeal site?	2700 m ²
Is the site in a green belt	No
Site fully owned	No
Site partly owned	Yes
Other owners known	Yes
Other owners informed	Yes
Will an inspector need to access the land or property?	Yes To view the entire site
Agricultural holding	No
Site health and safety issues	No
Application reference	260049
Was your application about any of the following?	Change of use
Enter the description of development	Change of use of land to a mixed use comprising of agriculture (keeping of goats) and storage of building materials together with the erection of 2no. storage buildings
Did the local planning authority change the description of development?	No
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	ApplicationForm (1).pdf (/published-document/bc4fc662-9c83-4bb3-b1dd-c94e35587ee7)
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Plans, drawings and supporting documents	26.15 - 001.pdf (/published-document/8fcc620b-4562-4ddd-a3ad-2434610efa47) 25-P107-06A - Contractor Land Front Entrance Gate.pdf (/published-document/6944af4c-416e-47e1-89a1-2738bd579195) 25-P107-04A - Proposed Shed B Floor Plan & Elevations.pdf (/published-document/b2d7499f-b59b-4951-8810-3deb8d9789b4) Biodiversity Net Gain Assessment - Poundlane Cottage Jan26.pdf (/published-document/d83112ca-7662-40f0-a7a1-4dd78f5c7d4b) Statutory Biodiversity Metric - Poundlane Cottage Jan26 Macrodisabled.xlsx (/published-document/0990a7c7-f6e9-4242-8ae0-534cd536450f) Pound Lane Cottage Planning Statement.pdf (/published-document/1cf13e8e-cac5-42f2-af12-5e49028c8f53) Land at Pound Lane AIA AMS (BS5837) 06901 2025.pdf (/published-document/9cce30c3-fdd3-4d87-97e4-60ba2e63a909) Ecological Impact Assessment - Poundlane Cottage Dec25.pdf (/published-document/df3cb5bb-3131-46f2-b48c-6a3d788f5df8) 25-P107-02 - Location Plan.pdf (/published-document/6bb10792-25b9-4095-a146-76807c4564dd) 25-P107-05 - Agricultural Land Front Entrance Gate.pdf (/published-document/0fa059ae-2963-4323-a4a8-779bd9dbe460) cil questions (1).pdf (/published-document/34c3de0d-a2b9-453b-9bf9-89d7d3b07cb9) 25-P107-03A - Proposed Shed A Floor Plan & Elevations.pdf (/published-document/eeeeaabb-9f3c-4c5d-b951-b6bcee911712) 262073-DS-IR-KL-01.pdf (/published-document/d5cda106-78f9-4400-aab1-ddaff824eafe) Land at Pound Lane TPP 06901 2025.pdf (/published-document/e7346f5e-cc14-4b08-941a-e3d85c9cfa20) 25-P107-01B - Proposed Site Layout.pdf (/published-document/e2a38440-488b-44fa-a5d6-faf509b5f3cc)
Separate ownership certificate in application	ApplicationForm (1).pdf (/published-document/7a05c659-66e1-4eb6-8f33-b5bdf6199eb4)
Design and access statement in application	No
Decision letter	KPM35830 Decision.Pdf (/published-document/3563225f-bbcf-4a9f-80b3-713a946b3fea)
Appeal statement	Appendix 3 - Emails post-submission.pdf (/published-document/2c97a3ab-c6e8-4bc1-8cbf-3486ef8365a1) Appendix 6 - Pre-Application Response Letter .pdf (/published-document/9dd3233e-eef8-4a75-8544-5b74d999579f) Appendix 2 - Emails pre-submission.pdf (/published-document/8b418baa-d5ee-41d9-a3fc-649abfe951be) Appendix 4 - parking emails.pdf (/published-document/91d48248-ec6d-494b-9516-9c371850e3b9) Appendix 5 - Ashridge Landscape Character.pdf (/published-document/5e4a0360-01fd-4763-9411-cbad0c55b0f9) Appendix 6 - Pre-app plan 24-P096-01 - Proposed Site Layout.pdf (/published-document/ac7bd444-5b18-4533-ba4b-d7bdf7b8d241) Pound Lane Cottage appeal statement.pdf (/published-document/4580b6ab-2a75-46bd-8170-f2feff800b79) Appendix 1 - Officer report.pdf (/published-document/c94609a9-90c2-4975-9a4d-fcf0a04c993c)

New plans or drawings	No
Planning obligation	No
New supporting documents	No