

Appeal 6003550

Appeal questionnaire

Submitted on 30 January 2026.

Appeal type	Full planning
Appeal site	Pavement o/s Poundstretcher, 25 Peach Street, Wokingham, RG40 1XJ
Agent contact details	Alan Osborne Alan.Osborne@mitie.com 03306780710
Application number	252518

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	Yes
Listed Building	1303617 II NOS 3 AND 5 AND THE SOUTHERN SECTION OF THE VICTORIA ARMS PUBLIC HOUSE
Listed Building	1155257 II 52, PEACH STREET
Listed Building	1118027 II 45, PEACH STREET
Listed Building	1118025 II 48 AND 50, PEACH STREET
Affects a scheduled monument	No
Conservation area	Yes
Conservation area map and guidance	Conservation map.png (/document/1bfcc197-039f-4bc8-ba9a-3c6b0b30e8df)
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

Who was notified	Consultee list 252518 PINs.pdf (/document/2518d86a-adb9-40e5-982f-e744275bbead)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	Misc Site Notice.docx (/document/47f04b5e-b558-49df-bea6-240b29da8b14)
Letter sent to neighbours	Consultation neighbour general sent.pdf (/document/bbeb227f-e207-4fce-988d-05ef7d9e06d7)
Uploaded press advert	Statutory Advert Proof.PNG (/document/a89154a1-b2a5-4295-bd89-e772ba679f88)
Appeal notification letter	Consultee list 252518 PINs.pdf (/document/c0ec623d-b7fc-4975-acda-1fdbeb39cf11) Consultee letter 252518 - PINs.pdf (/document/cef273b7-313a-4c4c-9b9d-4e92b393c859)

Consultation responses and representations

Statutory consultees	Yes Environment Health Highways Heritage
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Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	EH Response.doc (/document/765c3c62-65a4-4c08-9e0b-ab33da7d4f68) Highways response.docx (/document/87931cea-918c-4873-8573-b68b20c6021a) WBC Built Heritage Officer.docx (/document/e4c0cda9-1c7a-4a30-929e-e861846d3679)
Representations from other parties	Yes
Upload representations from other parties	Comments WokinghamTownCouncilPTCommittee 252518 4730396..pdf (/document/3624ea6f-92d3-4d35-9390-c2bcc72fcb68) Comments WokinghamTownCouncilPTCommittee 252518 4721457..pdf (/document/2c8d118d-36e2-4982-86f6-f43051bed071)

Planning officer's report and supporting documents

Upload planning officer's report	Signed Draft Decision Notice.docx (/document/eaf6d1b3-d446-46ca-bf4e-4ebec23ffed3) Signed Officer Report.docx (/document/ba4853e7-40c1-48ff-9b5e-6a92e6f36519) Decision Notice.pdf (/document/4b17932d-edf2-4571-8e88-cedf1a2801eb)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	Core Strategy Front Cover.pdf (/document/ac35712c-9c65-493c-8f49-023587efda42) CP1 - Core Strategy.pdf (/document/4d8df43e-e558-48bc-9929-15924dfb9acf) CP8 - Core Strategy.pdf (/document/683b43bf-e90e-4863-9a30-50df5aeaebd9) Adopted MDD February 2014 front cover.pdf (/document/d81070e4-4d2d-49a4-9c4e-5bb67b0b1b0f) TB21 MDD Local Plan.pdf (/document/e695fd4f-2141-48f0-9c15-5da031dbef11) TB24 MDD Local Plan.pdf (/document/13c55d89-bfdd-4fb2-b166-6202315f855e) CP2 - Core Strategy.pdf (/document/f164fef2-d3d3-4d8e-99b7-6495a5fa7d0f) CC02 MDD Local Plan.pdf (/document/29305dfa-5251-4249-8a21-6b72bd1dfca9) CP9 - Core Strategy.pdf (/document/23e6afc6-6bb5-487e-b4c0-c05ba0097e6f) CC01 MDD Local Plan.pdf (/document/bd909d8e-8faa-4c06-8fa6-c5a9f4b3410a) CP13 - Core Strategy.pdf (/document/7be945c1-89af-4bae-ba49-c8ccfe5a3372) CP14 - Core Strategy.pdf (/document/3740cf17-

[5973-4f88-97c6-dae7bce7e86f](#))
[CC03 MDD Local Plan.pdf \(/document/4f5fef3f-b710-42fb-bf3c-e644b11068c9\)](#)
[CP3 - Core Strategy.pdf \(/document/76f3379f-6172-4b1b-9e99-ef00114d2913\)](#)
[CP6 - Core Strategy.pdf \(/document/afd4711b-a95c-4470-9130-ef21ec509744\)](#)
[TB25 MDD Local Plan.pdf \(/document/c1664cee-a7ef-49f4-ab9d-fab29bcb8ddf\)](#)

Emerging plans	Yes
Upload emerging plan and supporting information	CD 12.3 Reg 19 Emerging Local Plan.pdf (/document/48a4ff25-4c21-4e1c-933d-8e73fce5bb10)
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/19a6b56b-76a2-46c5-bd48-78e0e519ab3b) Wokingham Town Centre and Langborough Road CA study.pdf (/document/e0a30004-58dc-417b-9a79-98a16404a562)
Community infrastructure levy	No

Site access

Access for inspection	No
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 Yes – Appendix to our Appeal Statement will provide suggested conditions