

Appeal 6016845

Appeal questionnaire

Submitted on 5 October 2026.

Appeal type	Householder
Appeal site	5 Matthews Close, Earley, Reading, RG6 7EQ
Appellant contact details	Shirish Patil patilshirish@gmail.com 07920575628
Application number	261444

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

List of neighbours' addresses that you notified about the application	Consultee list - Application stage.pdf (/document/4face39f-dc9c-4765-9ec8-49065a85e29c)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/1d0678b1-fa2c-4f2c-9de4-2f55ea4bbe2d)
Upload the appeal notification letter and the list of people that you notified	Consultee letter - PINs.pdf (/document/308f8a0f-43f0-4636-8648-6cfb51cd45b3)

Consultation responses and representations

Representations from other parties	Yes
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Upload representations from other parties

[Comments EarleyTownCouncil 261444 4807326.pdf \(/document/22bdab22-1023-4096-91e9-63a4a46b3738\)](#)
[Comments VineetAgrawal 261444 4809852.pdf \(/document/5aa3f1b3-b6dc-4fca-b0c7-68e63a7e9ffb\)](#)
[Highways response.docx \(/document/308ea9f9-ac56-4881-b088-a91ca8139ac6\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Decision Notice.pdf \(/document/c43ccdec-4a5c-44b9-a25c-399488b3a5d3\)](#)
[Signed Officer Report General.docx \(/document/797c2514-953d-4ff0-aa33-e6e179d1135b\)](#)
[Signed Officer Report Draft Decision Notice.docx \(/document/1751ca02-56c9-44a9-a0d3-e804e88f8712\)](#)

Upload the plans, drawings and list of plans

[Existing and Proposed Plans and Elevation.pdf \(/document/9af3242a-e564-4edf-9bd6-1d06f947533c\)](#)
[Existing Plan and Location Plan.pdf \(/document/ba0fd2ff-0ded-44a1-a6d1-ff6268a61223\)](#)

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

Yes

Policies from statutory development plan

[CP3 - Core Strategy.pdf \(/document/c065d92b-c76d-4a13-8077-2a30a90975fc\)](#)
[CC07 MDD Local Plan.pdf \(/document/b8e32065-ff5d-4c97-bb44-3670769a5f04\)](#)
[CP1 - Core Strategy.pdf \(/document/e2070f10-ad93-44b2-8657-54a9d62099a0\)](#)
[Core Strategy Front Cover.pdf \(/document/f03e898f-71fc-4712-a604-660d65f2c144\)](#)
[Adopted MDD February 2014 front cover.pdf \(/document/dcf26e8-59fb-403d-9cd6-9801a905f228\)](#)
[CP7 - Core Strategy.pdf \(/document/8f065119-4376-49c6-aa14-a1acadab4306\)](#)
[CP9 - Core Strategy.pdf \(/document/0ee20126-bea3-4642-ac43-a941bc9fde68\)](#)
[CC10 MDD Local Plan.pdf \(/document/69a8c36d-0056-41c1-9f75-df7557b1e666\)](#)
[CC01 MDD Local Plan.pdf \(/document/4f197918-3ee5-465e-9f31-e43e4adc3022\)](#)
[CC02 MDD Local Plan.pdf \(/document/c6f24101-ff34-44ab-9bb4-f74d871ab351\)](#)
[CC09 MDD Local Plan.pdf \(/document/8c0766f1-fd6e-4635-9664-fe23a953a252\)](#)

Emerging plans

Yes

Upload emerging plan and supporting information

[National Planning PolicyFramework - Aug 2026.pdf \(/document/6539472e-ca4e-4812-947a-666a047d2132\)](#)
[Borough Local Plan Update.pdf \(/document/76cad179-a0f3-4192-a375-a5924d7451b3\)](#)

Supplementary planning documents

Yes

Upload supplementary planning documents

[~Borough Design Guide Interactive SPD~.pdf \(/document/63300e70-79db-4017-a693-b5dd0b804607\)](#)

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

Appeals near the site

No

Extra conditions

Yes

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

This permission is in respect of the submitted application plans and drawings numbered (5MC/20052026/PD-2 Existing and Proposed Site Plan, Existing and Proposed Block Plan, Location Plan), (5MC/20052026/PD-1 Existing and Proposed Floor Plans, Roof Plans and Elevations), received by the local planning authority on 18/06/26. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

The materials to be used in the construction of

the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

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

National policy change
The Wokingham Borough Local Plan Update 2023-2040 is at an advanced stage, having been submitted for examination with the hearing sessions now concluded. In their post-hearing letter of 4 August 2026, the Inspectors indicated that the Plan is likely to be found sound and legally compliant, subject to the incorporation of Main Modifications. However, the Plan has not yet been adopted and therefore does not form part of the statutory Development Plan. While the Council currently anticipates adoption in early 2027, it is unlikely that the Plan will be in place by the time this appeal is determined.

Original Evidence

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

Yes

Design and access statement

[PLANNING, DESIGN AND ACCESS STATEMENT.pdf \(/document/228c5a4b-0dae-41f4-af3b-9ababfed1d92\)](#)

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

5MC/20052026/PD-2 Location Plan,
Existing and Proposed Block Plan,
5MC/2005/2026/PD-1 Existing and Proposed Plans and Elevations
