

## The Planning Inspectorate

### QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference

APP/X0360/D/25/3367025

Appeal By

YOUNG KWON

Site Address

103 CLIFTON ROAD  
WOKINGHAM  
BERKSHIRE  
RG41 1NJ

#### PART 1

- |                                                                                                                                                                                                                          |     |                                     |    |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?                                                                                                  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?                                                                                              | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 3. Can the Inspector see the relevant parts of the appeal site from public land?                                                                                                                                         | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:                                                                                                                                        |     |                                     |    |                                     |
| 4.a. the appeal site or property to judge the appeal proposal?                                                                                                                                                           | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 4.b. a neighbour's land or property to judge the appeal proposal?                                                                                                                                                        | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?                            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.a. Is the site within a Conservation area?                                                                                                                                                                             | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.b. Is the site adjacent to a Conservation Area?                                                                                                                                                                        | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.c. Is the site within a green belt?                                                                                                                                                                                    | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.d. Is the site in an Area of Outstanding Natural Beauty?                                                                                                                                                               | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?                                                                                                                 | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.b. Would the proposed development affect the setting of a listed building?                                                                                                                                             | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?                                                                                                    | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 9. Is any part of the site subject to a Tree Preservation Order?                                                                                                                                                         | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |

| PART 2                                                                                                                                                                                                                                                                                 |         |                                        |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------|-------------------------------------|
| <b>Environmental Impact Assessment - Schedule 2</b>                                                                                                                                                                                                                                    |         |                                        |                                     |
| 10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?                                                                                                   | Yes     | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| <b>Screening</b>                                                                                                                                                                                                                                                                       |         |                                        |                                     |
| 10.c.i. Have you issued a Screening Opinion (SO)?                                                                                                                                                                                                                                      | Yes     | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| <b>Environmental Statement (ES)</b>                                                                                                                                                                                                                                                    |         |                                        |                                     |
| 10.d. Has the appellant supplied an environmental statement?                                                                                                                                                                                                                           | Yes     | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| <b>Publicity</b>                                                                                                                                                                                                                                                                       |         |                                        |                                     |
| 10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file.                                                                                                   | Applies | <input type="checkbox"/> N/A           | <input checked="" type="checkbox"/> |
| 11.a. the development hereby permitted shall begin not later than three years from the date of this decision.                                                                                                                                                                          | Yes     | <input checked="" type="checkbox"/> No | <input type="checkbox"/>            |
| 11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.                                                                                                                       | Yes     | <input checked="" type="checkbox"/> No | <input type="checkbox"/>            |
| 11.c. the development hereby permitted shall be carried out in accordance with the approved plans.                                                                                                                                                                                     | Yes     | <input checked="" type="checkbox"/> No | <input type="checkbox"/>            |
| 11.d. any other conditions you regard as necessary?                                                                                                                                                                                                                                    | Yes     | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| <b>PART 3</b>                                                                                                                                                                                                                                                                          |         |                                        |                                     |
| 12.a.i. All the plans submitted with the application;<br><input checked="" type="checkbox"/> see 'Questionnaire Documents' section                                                                                                                                                     |         |                                        | <input checked="" type="checkbox"/> |
| 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;                                                                                |         |                                        | <input type="checkbox"/>            |
| 12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable;                                                                                         |         |                                        | <input type="checkbox"/>            |
| 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;<br><input checked="" type="checkbox"/> see 'Questionnaire Documents' section                                                            |         |                                        | <input checked="" type="checkbox"/> |
| 12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;<br><input checked="" type="checkbox"/> see 'Questionnaire Documents' section<br><input checked="" type="checkbox"/> see 'Questionnaire Documents' section |         |                                        | <input checked="" type="checkbox"/> |
| 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;<br><input checked="" type="checkbox"/> see 'Questionnaire Documents' section                                                                         |         |                                        | <input checked="" type="checkbox"/> |
| 12.e. Design and Access Statement (if submitted);                                                                                                                                                                                                                                      |         |                                        | <input type="checkbox"/>            |

12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);



☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

12.g. Extracts from relevant policies which have been saved by way of a direction;



12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;



☒ see 'Questionnaire Documents' section

12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate ), including a list of relevant documents taken into account when considering the application.



12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;



12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;



12.l. Your Authority's CIL charging schedule is being/has been examined;



12.m. Your Authority's CIL charging schedule has been adopted.



Please provide the date of adoption:

06/04/2015

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

250876

Completed by

Seama Ali

On behalf of

Wokingham Borough Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Seama Ali

Phone no (including dialling code)

07460920202

Email

planning.appeals@wokingham.gov.uk

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X0360/D/25/3367025

Appeal By YOUNG KWON

Site Address  
103 CLIFTON ROAD  
WOKINGHAM  
BERKSHIRE  
RG41 1NJ

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 3

**Document Description:** 12.a.i. All the plans submitted with the application

**File name:** Rear Elevation.pdf

**File name:** Front Elevation.pdf

**File name:** Side Elevation.pdf

**File name:** Block Plan.pdf

**File name:** Location Plan.pdf

**File name:** Fence Plan.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.ii. All representations received from interested parties about the application.

**File name:** Highways response.docx

**Relates to Section:** PART 3

**Document Description:** 12.c. A copy of the letter with which you notified people about the appeal.

**File name:** Consultee letter .pdf

**Relates to Section:** PART 3

**Document Description:** 12.c. A list of the addresses of the people who were notified of the appeal.

**File name:** Consultee list.pdf

**Relates to Section:** PART 3

**Document Description:** 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.

**File name:** Signed Officer Report Draft Decision Notice.docx

**File name:** Decision Notice.pdf

**File name:** Signed Officer Report General.docx

**Relates to Section:** PART 3

**Document Description:** 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.

**File name:** Adopted MDD February 2014 front cover.pdf

**File name:** Core Strategy Front Cover.pdf

**Relates to Section:** PART 3

**Document Description:** 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.

**File name:** CP9 - Core Strategy.pdf

**File name:** CC02 MDD Local Plan.pdf

**File name:** TB21 MDD Local Plan.pdf

**File name:** CC01 MDD Local Plan.pdf

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File name:</b>            | CC03 MDD Local Plan.pdf                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>File name:</b>            | CC04 MDD Local Plan.pdf                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>File name:</b>            | CP1 - Core Strategy.pdf                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>File name:</b>            | CP3 - Core Strategy.pdf                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>File name:</b>            | sv 29525.docx                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Relates to Section:</b>   | PART 3                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Document Description:</b> | 12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached. |
| <b>File name:</b>            | ~Borough Design Guide Interactive SPD~.pdf                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Completed by</b>          | Not Set                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Date</b>                  | 12/06/2025 14:05:51                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>LPA</b>                   | Wokingham Borough Council                                                                                                                                                                                                                                                                                                                                                                                                   |