

Appeal 6005699

Appeal questionnaire

Submitted on 24 March 2026.

Appeal type	Enforcement notice
Appeal site	Land at Bigwood House, Waterloo Road, Wokingham, RG40 3DA
Agent contact details	Kay Collins kay@solveplanning.co.uk 07826069763
Application number	

Constraints, designations and other issues

Is enforcement 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	Yes
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
Does the enforcement notice relate to building, engineering, mining or other operations?	Yes
What is the area of the appeal site?	5200

Is the area of the alleged breach the same as the site area?	Yes
Does the alleged breach create any floor space?	Yes Floor space 146
Does the enforcement notice include a change of use of land to dispose, refuse or waste materials?	No
Does the enforcement notice include the change of use of land to dispose of remaining materials after mineral extraction?	No
Does the enforcement notice include a change of use of land to store minerals in the open?	No
Does the enforcement notice include the erection of a building or buildings?	Yes
Is the building on agricultural land and will it be used for agricultural purposes?	No
Is the enforcement notice for a single private dwelling house?	No
Is the appeal site within 67 metres of a trunk road?	No
Is the appeal site on Crown land?	No
Did you serve a stop notice?	No
Did you restrict any development rights using a planning condition?	No

Environmental impact assessment

What is the development category?	Other
Issued screening opinion	No
Did the appellant submit an environmental statement?	No

Notifying relevant parties

Upload the list of people you served the enforcement notice to	27012026 - Certificate of Service.docx (/document/79610508-6b97-4387-8ffa-0623097b57d4)
Appeal notification letter	Consultee letter - PINs.pdf (/document/e0fd92c0-631d-45d1-b919-4a38d187057a)

Planning officer's report and supporting documents

Do you have a planning officer's report?	Yes
Upload planning officer's report	Expediency Report - Final.docx (/document/7d49f01e-d684-4994-bc18-ef6b12b6ed1d)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	CP1 - Core Strategy.pdf (/document/55fcede7-0d22-414c-b696-0a7c77b2808e) Adopted MDD February 2014 front cover.pdf (/document/95df0ed3-4146-4f58-aa40-140b2ef86c53) Final adopted Core Strategy.pdf (/document/ce1db4da-952d-49fb-9fcd-1b6978fe2d1a) CP9 - Core Strategy.pdf (/document/ff43e394-fd00-4952-a886-1bfb3a329882) TB25 MDD Local Plan.pdf (/document/eba02fd2-f08d-442b-a88c-1f8bc344afa9) Core Strategy Front Cover.pdf (/document/7bef5d83-372d-4342-9742-2da871384322) CC09 MDD Local Plan.pdf (/document/3172327f-c048-4496-978a-2f4a839593d4) TB21 MDD Local Plan.pdf (/document/f3724050-6236-4aa2-a54f-35169516c645) TB20 MDD Local Plan.pdf (/document/491722aa-919a-4c50-aeaf-541231ee407e) CP15 - Core Strategy.pdf (/document/be2ca4cd-9174-44f3-b832-5738e6fc7bec) Wokingham Borough LCA Part 1.pdf (/document/47761948-693c-4b55-a5da-5bee5766641e) CC02 MDD Local Plan.pdf (/document/eee94938-2f3d-4fdd-a857-67e2de5d84d9) CC03 MDD Local Plan.pdf (/document/b2408bc2-40c3-4f3c-9448-6862c15ac6ba) Local Planning Enforcement Plan July 2024.pdf (/document/56899759-6b7c-493a-b116-831713577bff) CC10 MDD Local Plan.pdf (/document/eddf93d8-e290-48e8-b478-89a8e4901f96) TB12 MDD Local Plan.pdf (/document/e9634cdc-f9ac-45e5-a9cc-905ad3e19252) TB22 MDD Local Plan.pdf (/document/50543c57-bfd9-4d68-bf07-a059a7c99086) CP3 - Core Strategy.pdf (/document/8228f183-17ee-4eae-8f3d-a15b2e22d6ac) CP6 - Core Strategy.pdf (/document/e6dd5b49-

	e51f-45ab-ba01-a2f1c5ddf6b4) TB23 MDD Local Plan.pdf (/document/408ed06b-056e-448c-aec4-ce92314cb244) CC01 MDD Local Plan.pdf (/document/4a2b23f7-2081-4a30-858d-d037089563db) CP7 - Core Strategy.pdf (/document/e28332bc-4a7c-4f8f-b24b-dc344d130137) CP11 - Core Strategy.pdf (/document/425275d5-e410-434a-907b-ddb673ec4beb) Wokingham Borough LCA Part 2 Area N.pdf (/document/aa73c1d1-1ac8-4e6f-90f6-e44131daaae1) Adopted MDD Local Plan.pdf (/document/56c36b81-496a-4495-b851-fe34058cf9fd) TB11 MDD Local Plan.pdf (/document/92c78982-1262-41d8-9fd1-fe46350e25d5)
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/24ea6c35-fd45-406f-82a6-8a6b3ee28d04) SPD on Sustainable Design and Construction.pdf (/document/fb0bb879-a8fe-45b1-86a6-c71b8e981d5b)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Charging Schedule February 2015.pdf (/document/2a4a3023-f93a-465c-a169-1c3f40c9d01a) CIL Frequently Asked Questions.pdf (/document/d8573616-748f-4d4a-a9f6-6a2ba3b2e1f6)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015
Do you have a local development order?	No
Did you previously grant any planning permission for this development?	No
Was there any enforcement notice in place at the date of the application?	No
Did you serve a planning contravention notice?	Yes
Upload the planning contravention notice	Exp Report Appx 2 - Jack Dorgan PCN resp (28012025).pdf (/document/cbc94e70-c88c-420f-a4fe-ee50bc105a69)

Site access

Access for inspection	Yes to assess the grounds of appeal.
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	Yes Its an active commercial site, I advise wearing appropriate PPE.

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes to be submitted with the Statement of Case