

The Planning Inspectorate

ENFORCEMENT NOTICE APPEAL FORM (Online Version)

WARNING: The appeal **must** be received by the Inspectorate **before** the effective date of the local planning authority's enforcement notice.

Appeal Reference: APP/X0360/C/25/3366608

A. APPELLANT DETAILS

Name Mr Edward James Smith

Address
Dunt Avenue
Hurst Wokingham
RG10 0SY

Email markleedale@hotmail.com

Preferred contact method

Email ☒ Post ☐

A(i). ADDITIONAL APPELLANTS

Do you want to use this form to submit appeals by more than one person (e.g. Mr and Mrs Smith), with the same address, against the same Enforcement notice? Yes ☒ No ☐

Additional Appellant: Mr D Drew
Appeal Reference: APP/X0360/C/25/3366609

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name Mr Mark Leedale

Company/Group Name Mark Leedale Planning

Address
20 Hurlands Place
Farnham
Farnham
Farnham
Surrey
GU9 9HX

Phone number 01252718855

Email markleedale@hotmail.com

Preferred contact method

Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Wokingham Borough Council

LPA reference number (if applicable)

RFS/2024/089971

Date of issue of enforcement notice

14/05/2025

Effective date of enforcement notice

13/06/2025

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

☒ No

☐

Address

Dunt Avenue
Hurst Wokingham
RG10 0SY

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

☐ No

☒

What is your/the appellant's interest in the land/building?

Owner

☒

Tenant

☐

Mortgagee

☐

None of the above

☐

E. GROUNDS AND FACTS

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes

☐ No

☒

(a) That planning permission should be granted for what is alleged in the notice.

☒

The facts are set out in

☒ see 'Appeal Documents' section

(b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

☒

The facts are set out in

☒ see 'Appeal Documents' section

(c) That there has not been a breach of planning control (for example because permission has already been granted, or it is "permitted development").

☐

(d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.

☐

(e) The notice was not properly served on everyone with an interest in the land.

☐

(f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

☒

The facts are set out in

☒ see 'Appeal Documents' section

(g) The time given to comply with the notice is too short. Please state what you consider to be a

☒

reasonable compliance period, and why.

The facts are set out in

☒ see 'Appeal Documents' section

F. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations



(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes

☐ No



(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes

☒ No



Please explain.

The appointed Inspector will need to observe that which is taking place and is alleged in the EN

2. Hearing



3. Inquiry



G. FEE FOR THE DEEMED PLANNING APPLICATION

1. Has the appellant applied for planning permission and paid the appropriate fee for the same development as in the enforcement notice?

Yes

☒ No



a) the date of the relevant application

22/01/2025

b) the date of the LPA's decision (if any)

19/03/2025

2. Are there any planning reasons why a fee should not be paid for this appeal?

Yes

☒ No



☒ the box below

The Ground A appeal relates only to the use of land and the lpa is seeking a different fee as set out in the EN. It should be £588.00 payable to the Inspectorate only.

H. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

☒ No



Please give details, including our reference number(s), if known.

APP/X0360/W/25/3363774

I. SUPPORTING DOCUMENTS

01. Enforcement Notice:

☒ see 'Appeal Documents' section

J. CHECK SIGN AND DATE

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full grounds of appeal) to the LPA today.

Signature

Mr Mark Leedale

Date

28/05/2025 15:22:26

Name

Mr Mark Leedale

On behalf of

Mr Edward James Smith

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

K. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) to the LPA.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the enforcement notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

L. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@planninginspectorate.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support that planning permission should be granted for what is alleged in the notice.
File name:	0527 Appeal statement ENF (2025).pdf
File name:	0527 Appendix 1 2025.pdf
File name:	0527 Appendix 2 2025.pdf
File name:	0527 Aerial images Appendix 3 2025.docx
File name:	0527 Appendix 4 2025.pdf
Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.
File name:	0527 Appeal statement ENF (2025).pdf
Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support that the steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
File name:	0527 Appeal statement ENF (2025).pdf
Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support why the time given to comply with the notice is too short. Also state what you consider to be a reasonable compliance period, and why.
File name:	0527 Appeal statement ENF (2025).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The Enforcement Notice.
File name:	0515 FINAL Enforcement Notice 2025.pdf

Completed by MR MARK LEEDALE

Date 28/05/2025 15:22:26