

Appeal 6002060

Appeal questionnaire

Submitted on 11 December 2025.

Appeal type	Full planning
Appeal site	510 Reading Road, Winnersh, Wokingham, RG41 5PX
Agent contact details	Matthew Miller office@etplanning.co.uk 01344 508048
Application number	250594

Constraints, designations and other issues

Is a planning appeal 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	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 - Master.xls (/document/ea5a48fd-d3cb-4503-8aca-7e3362df2f6a)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Notification card.pdf (/document/6f0cca20-4553-43b8-9688-11e8619a927f)
Appeal notification letter	Consultee list - PINs.pdf (/document/d79469f9-2ab0-47fa-9ad6-19b1d360fed9) Consultee letter - PINs.docx (/document/a41fcbcd-0867-4e8f-9a1c-47bb5ec56da0)

Consultation responses and representations

Statutory consultees	Yes CIL, Drainage , Highways, Environmental Health
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Drainage Response 1 BN.docx (/document/82890197-f75f-4e3e-9ad0-12621e92ceb7) CIL Comments.docx (/document/fb498c08-f339-4eeb-b45e-5ebec1a44f2b) Highways response.docx (/document/d62c7297-2080-40f3-9469-9f4aa24914eb)
Representations from other parties	Yes
Upload representations from other parties	Comments_WinnershParishCouncil_250594_4673938.pdf.pdf (/document/9055c40f-eba6-4d4a-a6cf-6e6e3a639a92)

Planning officer's report and supporting documents

Upload planning officer's report	Signed Officer Report Prior Notification.docx (/document/049a2403-9025-4ede-849c-18f5f525644f) Decision Letter Prior Notification.pdf (/document/15c200a9-e06a-4600-896c-a648409e5365) Signed Officer Report Draft Decision Notice.docx (/document/8f55a1ad-8e49-47d7-bcfe-cdde6fec93b0)
---	---

Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	Core Strategy Front Cover.pdf (/document/29ad99fe-835f-4b6e-80b1-18251094b72b) CP1 - Core Strategy.pdf (/document/913517c5-8204-436f-939c-29f2be496c27) ~Borough Design Guide Interactive SPD~.pdf (/document/a94f0285-6bad-4ee1-ace2-2b7dbe8befb7) CP3 - Core Strategy.pdf (/document/dad29a88-e670-45f8-ab19-37a595ba30fa)
Emerging plans	No
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/fd767abd-605c-42d5-aeb1-a0f50390c4d3)
Community infrastructure levy	Yes
Upload your community infrastructure levy	WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/09457c48-f6c1-4fc2-a0f4-02cf51f08c4b) CIL Frequently Asked Questions.pdf (/document/a424c08d-e9c0-4ef0-b0a4-b4acac7b4650)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015
Site access	
Access for inspection	Yes To access the developments impact on the character of the area and on neighbouring amenities
Will the inspector need to enter a neighbour's land or property?	Yes The Inspector is encouraged to enter the rear gardens of nos. 508 and 512 Reading Road to assess the overbearing impacts (RfR 2).
Neighbour	508, Reading Road, Wokingahm, rg41 5px
Neighbour	512, Reading Road, Wokingahm, rg41 5px
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes CMS condition for the 510 Reading Road appeal: No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated. Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.