

Appeal 6006243

Appeal questionnaire

Submitted on 13 April 2026.

Appeal type	Enforcement notice
Appeal site	42 King Street Lane, Winnersh , Wokingham, Wokingham, RG41 5AZ
Agent contact details	Emily Temple office@etplanning.co.uk +441344508048
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	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
Does the enforcement notice relate to building, engineering, mining or other operations?	No
What is the area of the appeal site?	180

Is the area of the alleged breach the same as the site area?	Yes
Does the alleged breach create any floor space?	No
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?	No
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	09022026 - Certificate of Service.docx (/document/f97617d4-c200-40ac-8f8f-07c1190322bd)
Appeal notification letter	Consultee list - PINs.pdf (/document/77924332-a512-4a6f-9ec1-34d5bef80fe7)

Planning officer's report and supporting documents

Do you have a planning officer's report?	Yes
Upload planning officer's report	42 King Street Lane - Expediency Report (002).docx (/document/30a1a97d-7e35-4da4-92f4-d395220c9948)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	CP1 - Core Strategy.pdf (/document/67eb0644-28d1-4f94-b36e-019774752a52) CP9 - Core Strategy.pdf (/document/2a47591f-94d7-4a9a-930a-0c69dea79102) TB23 MDD Local Plan.pdf (/document/590e4bc7-a1b1-4da5-92b6-40bf4862a56b) TB21 MDD Local Plan.pdf (/document/5db3b649-d942-4057-8bae-4ce60c1bde85) CC06 MDD Local Plan.pdf (/document/c0a16690-c56e-4e29-a6b9-624e7ed2b611) CC01 MDD Local Plan.pdf (/document/76eda87b-b534-4104-9b1e-7c2400e6a82c) CC09 MDD Local Plan.pdf (/document/7994f79a-3192-43a2-8b86-9c9c0ab8f26f) CC03 MDD Local Plan.pdf (/document/754e76b2-6f42-4cb1-beee-a3f428046e40) Core Strategy Front Cover.pdf (/document/586b6292-a145-4805-ac2d-a6acd259599b) Adopted MDD February 2014 front cover.pdf (/document/1103aa8c-adac-4f6e-87d5-ab1fe37db983) CP7 - Core Strategy.pdf (/document/44bd8b18-b296-4a2e-b657-b81888c004e7) CC10 MDD Local Plan.pdf (/document/06f673bd-bf7f-4b05-87fa-d7859aef5de3) CC02 MDD Local Plan.pdf (/document/a50ddcd1-bd43-4b7a-8795-f5772366c97e) CP3 - Core Strategy.pdf (/document/75415a5b-655b-44c1-a73d-f62d55cbaffb)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Local Planning Enforcement Plan July 2024.pdf (/document/2d66335f-490f-403f-8d38-0051c5352144) National Design Guide.pdf (/document/b7317435-24a0-4447-a139-07f10b32f9ac) CD13.03 Borough Design Guide Interactive SPD.pdf (/document/ead8ba91-382c-4e84-9ecb-5c72e0aac6f6)

	Final adopted Core Strategy.pdf (/document/3d194921-e161-4c23-8944-a543bd6aa2cd)
Supplementary planning documents	Yes
Upload supplementary planning documents	CD13.03 Borough Design Guide Interactive SPD.pdf (/document/16f768e9-136e-47fa-9bf5-f49283e80f37)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Frequently Asked Questions.pdf (/document/856320b0-3faa-485a-96a9-0128e3c0054d) CIL Charging Schedule February 2015.pdf (/document/8d108562-a5da-4e25-b9d9-141cc5c58a2e)
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?	Yes
Upload the enforcement notice	Signed Enforcement Notice.pdf (/document/e8a324f4-d4b7-481a-aaed-b270c8ca5317)
The enforcement notice plan	Signed Enforcement Notice.pdf (/document/ec17d73e-cb5d-4fe0-a702-b6de934515b1)
Did you serve a planning contravention notice?	No
Site access	
Access for inspection	Yes To assess the grounds of appeal (in particular ground a). The inspector should enter the rear garden of no.42 to gauge how much land has been subject to the unauthorised COU.
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	No