

Planning Inspectorate Appeals for RG2 & RG7 within Shinfield Parish as at :-

2nd November 2023

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	2		
APP/X0360/W/22/3309384	Uplands Basingstoke Road READING	RG7 1AP	Planning (W)	L2	222052	2		
APP/X0360/W/23/3320252	25 Newlands Close, Shinfield	RG2 9LG	Planning (W)		230315	3		WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3296611	1 Westlands Avenue READING	RG2 8EB	Planning (W)		220104	3	10/08/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3228974	12 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3303625	14 Coningham Road READING	RG2 8QP	Planning (W)		221225	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/17/3171035	15 Deardon Way READING Berkshire	RG2 9HE	Householder (HAS)		163279	3	23/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/18/3192970	2 Kendal Avenue READING	RG2 9AR	Householder (HAS)		173001	3	16/02/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/20/3247817	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		193231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3173465	Culverwood, Shinfield Road READING	RG2 9BE	Planning (W)		162495	3	05/09/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172028	Land adjacent to Grange Lodge Shinfield	RG2 9AL	Planning (W)		163561	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3297923	Land Adjacent to lane End House Shinfield	RG2 9BB	Planning (W)		213681	3	20/12/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3222049	Leyland Gardens Reading Berkshire	RG2 9AN	Householder (HAS)		181780	3	01/08/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3275086	Willow Tree House Brookers Hill READING	RG2 9BX	Planning (W)		203560	3	18/02/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/22/3303676	Istana, Lambs Lane READING	RG7 1JB	Householder (HAS)		201752	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298797	2 Grovelands Road READING	RG7 1DP	Planning (W)		214165	3	07/11/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3290427	Land rear of 182 Hyde End Road Spencers Wood	RG7 1DG	Planning (W)		212507	3	23/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite Pulleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed

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APP/X0360/W/19/3230479	Land adjacent to Eventide Three Mile Cross	RG7 1HD	Planning (W)		183198	3	07/10/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3221827	Derydene, Basingstoke Road READING	RG7 1AL	Householder (HAS)		181100	3	25/04/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3211871	182 Hyde End Road READING	RG7 1DG	Planning (W)		181676	3	07/03/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3204770	Shinfield Court, Church Lane Wokingham Berkshire	RG7 1HB	Planning (W)		171916	3	13/11/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3186553	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)	L1		3	12/12/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3183251	Etudieltawjus, Sussex Lane READING	RG7 1BY	Planning (W)		163635	3	05/03/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3174092	Floyers Barn Wokingham	RG7 1DL	Planning (W)		162924	3	18/10/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172361	R/O 27-29 The Square Spencers Wood	RG7 1BS	Planning (W)		163287	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3169533	Lambs Farm Business Park READING	RG7 1PQ	Planning (W)		162594	3	28/06/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/16/3161433	219a Hyde End Road SPENCERS WOOD	RG7 1BU	Planning (W)		160982	3	25/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/X/16/3152152	24 Fawn Drive READING	RG7 1WL	Lawful Development Certificate		160876	3	22/02/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/17/3186555	Mallards, Basingstoke Road READING	RG7 1AD	Enforcement Notice	L1	NA	3	12/12/2018	WBC issued enforcement notice. Developer appealed. Enforcement notice upheld
APP/X0360/W/22/3298882	Woodside & Wayside House Reading	RG2 9BE	Planning (W)		211578	3	07/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3311543	Parkside House Lambs Lane READING	RG7 1JE	Planning (W)		222478	4	23/05/2023	WBC refused PA. Developers Appeal was upheld. Change of use of land to residential and erection of detached building to house domestic garaging and ancillary storage with first floor games room
APP/X0360/C/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/19/3235895	Land south of Reading Road and Arborfield Road Shinfield Berkshire	RG2 9EA	Planning (W)		181631	4	06/01/2020	WBC refused PA. Developers Appeal was upheld. SANG was built
APP/X0360/W/19/3238203	Land to the south of Cutbush Lane Shinfield Berkshire	RG2 9AG	Planning (W)		181499	4	10/03/2020	WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane
APP/X0360/W/22/3303884	Parrot Farm Shingfield Wokingham	RG2 9EA	Planning (W)		213156	4	28/03/2023	WBC refused PA. Developers Appeal was upheld. Change of use permitted
APP/X0360/W/22/3304042	Land west of Kingfisher Grove Reading Berkshire	RG7 1LZ	Planning (W)		201002	4	31/01/2023	WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove
APP/X0360/W/19/3223579	Berkshire Caravans READING	RG7 1HB	Planning (W)		182831	4	18/06/2019	WBC refused PA. Developers Appeal was upheld. Change of use to caravan storage and sale was permitted
APP/X0360/D/18/3215332	Parkside House, Lambs Lane READING	RG7 1JE	Householder (HAS)		182015	4	30/01/2019	WBC refused PA. Developers Appeal was upheld. 2 storey side extension permitted

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APP/X0360/W/18/3204133	Land at Parklands Spencers Wood Wokingham	RG7 1AS	Planning (W)		171737	4	28/02/2019	WBC refused PA. Developers Appeal was upheld. 55 dwellings at Parklands
APP/X0360/W/18/3203707	Hartley Court Farm, Hartley Court Road READING	RG7 1NH	Planning (W)		162923	4	01/07/2019	WBC refused PA. Developers Appeal was upheld. Change of use agricultural building to office & storage permitted
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/15/3097721	Land at Stanbury House Spencers Wood	RG7 1AJ	Planning (W)		O/2014/2101	4	18/09/2018	WBC Failed to give notice in time. Developers Appeal to PI was allowed. 57 homes at Stanbury House
APP/X0360/W/21/3282034	12 Coningham Road READING	RG2 8QP	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/19/3235522	22 Cutbush Lane West READING	RG2 9AH	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/21/3267866	Land at and to the Rear of Willow Tree House READING Berkshire	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/17/3191447	Land at the Manor Shinfield Berks	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3215339	Land at Lambs and Beech Hill Road Spencers Wood Berkshire	RG7 1JE	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3206531	Land at Lambs Farm, Back Lane SWALLOWFIELD	RG7 1PQ	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/15/3129177	SHINFIELD LODGE THREE MILE CROSS	RG7 1HB	Planning (W)		NA	5	NA	Appeal was withdrawn

KEY	
1 =	New case not previously report
2 =	Case in progress
3 =	Complete - WBC original decision upheld
4 =	Complete - WBC original decision overturned
5 =	Complete - Appeal withdrawn
Lx =	Linked cases
xxxx	Indicates changed since previous report

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2022/087690	Land adjacent to, 181 Hyde End Road, Shinfield, Reading, RG2 9EU	u/a works to TPO tree	4 October 2023	Other
RFS/2023/088009	Crossgates, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS	Garden shed / annexe being used as living area & extension built no PP	23 October 2023	Application submitted
RFS/2023/088228	Land Adjacent To Grange Lodge, Cutbush Lane, Shinfield, RG2 9AL	Breach of 202868 conditions - Drainage and Landscaping	19 October 2023	Voluntary compliance
RFS/2023/088365	5 Jardine Meadows (Land adjacent), Spencers Wood, Wokingham, RG7 1YP	BofC12 of 181834	27 October 2023	Voluntary compliance
RFS/2023/088445	9 Priors Gardens, Spencers Wood, Reading, RG7 1WS	u/a business operating from garden	26 October 2023	No breach
RFS/2023/088446	9 Priors Gardens, Spencers Wood, Reading, RG7 1WS	u/a signage/advert	26 October 2023	Voluntary compliance
RFS/2023/088492	Land Rear Of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ	Mounds of earth being dumped on land raising floor level without PP	2 October 2023	No breach
RFS/2023/088796	Land adj Grange Lodge, Cutbush Lane, Shinfield, Reading, RG2 9AF	unauthorised erection of foundations for a single storey rear extensio	12 October 2023	Not expedient

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - November 23

For further information about a case, please contact planning.enforcement@wokingham.gov.uk, quoting the reference number

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RFS/2023/088810	4 Great Lea Terrace, MereOak Lane, Three Mile Cross, Wokingham, RG7 1PB	Checking compliance with pp F/2011/2080 and legal agreement	5 October 2023	No breach
RFS/2023/088839	51 Phillips Drive, Shinfield, Wokingham, RG2 9SN	large outbuilding w/o pp	24 October 2023	No breach
RFS/2023/088842	The Cricketers, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	enquiry re use class	13 October 2023	No breach

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RFS/2023/087929	2 Monarch Drive, Shinfield, Wokingham, RG2 9EW	Removal of roadside hedge new entrance and exit being created	Awaiting compliance
RFS/2023/087932	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Breach of condition re window	Awaiting compliance
RFS/2023/088312	Marlborough House, Basingstoke Road, Spencers Wood, RG7 1AE	BofC re landscaping	Investigation ongoing
RFS/2023/088345	7 Priors Gardens, Spencers Wood, Wokingham, RG7 1WS	Erection of fence more than 2m high without PP	New case
RFS/2023/088348	Land Next To Lea Fields House, Great Lea, Three Mile Cross, RG7	U/A ground clearance without PP	Legal and/or Court
RFS/2023/088447	9 Priors Gardens, Spencers Wood, Reading, RG7 1WS	change of use of amenity land	Investigation ongoing
RFS/2023/088547	Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Manor Mix Concrete site w/o pp	Investigation ongoing
RFS/2023/088551	Parrot Farm, Arborfield Road, Shinfield, Wokingham, RG2 9EA	access track and hardstanding	Investigation ongoing
RFS/2023/088597	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Refusal of retrospective application 231437	Awaiting compliance

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - November 23

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Reference	Address	Case Detail	Case Status
RFS/2023/088598	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Storage of builders material in north (rear) field & west (side) field	Awaiting compliance
RFS/2023/088639	3 Jardine Meadows, Spencers Wood, Wokingham, RG7 1YP	Ecology enhancements and landscaping not to approved plan	Awaiting compliance
RFS/2023/088640	4 Jardine Meadows, Spencers Wood, Wokingham, RG7 1YP	Ecology enhancements and landscaping not to approved plan	Awaiting compliance
RFS/2023/088767	22 Bland Way, Shinfield, Wokingham, RG2 9SL	High fence erected in rear garden without PP	Awaiting information
RFS/2023/088787	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF	Use of outbuilding in the rear garden approved as CLE/2009/2983 being	Awaiting application
RFS/2023/088823	6 Marlow Place, Shinfield, Wokingham, RG7 1UF	3 Air con units installed without pp	Awaiting information
RFS/2023/088836	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Refusal of application 231410	Investigation ongoing
RFS/2023/088856	Magpie And Parrot, Arborfield Road, Shinfield, Wokingham, RG2 9EA	Breach of condition 3 and 4 Planning app 214089	Site visit pending
RFS/2023/088873	7 Priors Gardens, Spencers Wood, Wokingham, RG7 1WS	Erection of a pergola without planning permission	New case

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Reference	Address	Case Detail	Case Status
RFS/2023/088874	5 Jardine Meadows, Spencers Wood, Wokingham, RG7 1YP	Windows and Doors not in Accordance with Approved Plans	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - November 23

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