

## 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/W0340/C/24/3351139**

#### A. APPELLANT DETAILS

Name

Mr J Slater

Address

C/O WS Planning & Architecture  
5 Pool House, Bancroft Road  
Reigate  
RH2 7RP

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

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes  No

Name

Mr Spencer Copping

Company/Group Name

WS Planning & Architecture

Address

WS Planning & Architecture, 5 Pool House  
Bancroft Road  
REIGATE  
Surrey  
RH2 7RP

Phone number

01737 225711

Email

admin@wspa.co.uk

Your reference

J005000

Preferred contact method

Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	West Berkshire District Council
LPA reference number (if applicable)	23/00682/15UNAU
Date of issue of enforcement notice	07/08/2024
Effective date of enforcement notice	11/09/2024

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes  No

Does the appeal relate to an existing property? Yes  No

Address

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  the box below

(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.

(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

the box below

As set out within document 02 J005000 - Grounds of Appeal Letter - August 2024

## F. CHOICE OF PROCEDURE

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

1. Written Representations

2. Hearing

3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

the box below

It is requested that the appeal be handled by way of Public Inquiry. This is due to the need of cross-examination on matters of Need, the location of the site and landscape/character considerations, and the Gypsy/Traveller status and personal circumstances of the occupants. It is also notable that the planning application received over 60 letters of representation, of which a similar level of public interest would be had for the Enforcement Appeal.

(a) How long do you estimate the inquiry will last?

4 day(s)

(b) How many witnesses do you intend to call?

3

(c) Is there any further information relevant to the inquiry which you need to tell us about?

Yes

No

## 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

01/12/2023

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

28/03/2024

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

Yes

No

the box below

A planning application for the development was submitted to the LPA with reference 23/02984/FUL

## 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.

Planning appeal against the refusal of planning permission 23/02984/FUL, PINS reference

## 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 Spencer Copping

**Date**

02/09/2024 15:39:33

**Name**

Mr Spencer Copping

**On behalf of**

Mr J Slater

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:** GROUNDS AND FACTS  
**Document Description:** Facts to support that planning permission should be granted for what is alleged in the notice.  
**File name:** 06 - DRAFT Statement of Common Ground.docx  
**File name:** 11 - J004724-DD-02 Ex Block Plan.pdf  
**File name:** 13 - J004724-DD-10 PP Site Block Plan.pdf  
**File name:** 23 - APPEAL DECISION 3166670 - Pelican Road.pdf  
**File name:** 20 - J004724-DD-10-B PP Site Block Plan.pdf  
**File name:** 19 - J004724 - Statement of Personal Circumstance.pdf  
**File name:** 10 - J004724-DD-01 Site Location Plan.pdf  
**File name:** 17 - J004724-DD-01 Site Location Plan - REVISED.pdf  
**File name:** 08 - ApplicationForm.pdf  
**File name:** 16 - ApplicationForm - Amended.pdf  
**File name:** 07 - 23.02984.FUL - Decision Notice - 28.03.2024.pdf  
**File name:** 09 - CIL Form 1\_Additional Information.pdf  
**File name:** 22 - J004755-DD-12 PP Day RoomPlans & Elevations.pdf  
**File name:** 14 - J004724-DD-11 PP Site Plan.pdf  
**File name:** 12 - J004724-DD-03 Ex Site Plan.pdf  
**File name:** 18 - Notice Letter - 2.docx  
**File name:** 15 - J004724 - Supporting Statement - 01 December 2023.pdf  
**File name:** 24 - N01-Highways Technical Note-wsbrim-2024-06-22.pdf  
**File name:** 05 - J004724 - Statement of Case - June 2024.pdf  
**File name:** 04 - APPEAL FORM - 1041766.pdf  
**File name:** 00 - Submitted Documents List (02.09.2024).pdf  
**File name:** 02 - J005000 - Grounds of Appeal Letter - August 2024.pdf  
**File name:** 21 - J004724-DD-11-B PP Site Plan.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 01. The Enforcement Notice.  
**File name:** 03 - Enforcement Notice - 23.00682.15UNAU.pdf

**Completed by** MR SPENCER COPPING

**Date** 02/09/2024 15:39:33