



Planning Inspectorate

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Zoe Cullen
West Berkshire District Council
Planning And Transport Strategy
Council Offices
Market Street
Newbury
Berks
RG14 5LD

Your Ref: 24/00489/15UNAU
Our Ref: APP/W0340/C/25/3376703

10 March 2026

Dear Zoe Cullen,

Town and Country Planning Act 1990
Appeal by Mr Jomon George
Site Address: 4 Theobald Drive, Tilehurst, READING, RG31 6YA

I enclose for your information a copy of the appellant's statement on the above appeal(s).

If you have any comments on the points raised, please send them to me by 30 March 2026. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Using e-mail and the internet

You can now use the internet to send us documents and check the information and the progress of this case at (<https://www.gov.uk/appeal-planning-inspectorate>). You can look at this case by typing in the above reference number where it says 'Case Ref' on the 'Search' page and clicking on the search button.

Late Representations

Comments submitted after the 9 week deadline will not be seen by the Inspector and will be returned to you, unless there are extraordinary circumstances for the late submission.

Yours sincerely,

Tracy Warry
Tracy Warry

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

From: Jo Brough <paddingtonplanning@gmail.com>
Sent: 09 March 2026 17:29
To: TeamE2
Cc: appeals@westberks.gov.uk
Subject: APP 6 Week Statement - Appeal Ref: APP/W0340/C/25/3376703 – Submission of Additional Drawing PD02 in Support of Grounds (f) and (g)
Attachments: Ground F - PERMITTED DEVELOPMENT OPTION.pdf

Dear Sir/Madam

Re: Appeal Reference APP/W0340/C/25/3376703
Appellant: Mr Jomon George
Site Address: 4 Theobald Drive, Tilehurst, Reading, RG31 6YA

I write in relation to the above enforcement appeal and the start letter which confirmed that statements should be submitted by 9 March 2026.

As previously advised, the appellant has already submitted the main appeal statement. However, in support of the appeal under Grounds (f) and (g), the appellant has now prepared an additional drawing (PD02) illustrating a potential scheme of alterations to the outbuilding which would allow it to comply with permitted development rights, thereby avoiding the need for total demolition.

The drawing demonstrates how the structure could be modified so that:

- The maximum height of the outbuilding would be reduced to 2465mm.
- The existing raised decking exceeding 300mm in height would be removed and replaced with planters around the outbuilding.
- The lower deck areas would be separated from the upper cabin deck by a 25mm gap.
- All decking levels would be reduced so that no platform exceeds 300mm in height above ground level.

The intention of this drawing is to demonstrate that the requirements of the enforcement notice could reasonably be complied with through modification of the structure rather than complete demolition, which is directly relevant to the consideration of Grounds (f) and (g).

I appreciate that the main statement has already been submitted, however as the deadline for statements is 9 March 2026 I would be grateful if the Inspector could accept Drawing PD02 as additional supporting information and take it into account in determining the appeal.

In light of the above, the appellant respectfully invites the Inspector to consider whether the requirements of the enforcement notice could be varied so as to allow the outbuilding to be altered in accordance with Drawing PD02, rather than requiring its complete demolition. The appellant considers that the alterations illustrated would remedy the alleged breach of planning control whilst representing a more proportionate form of compliance with the notice.

Please confirm receipt of this email and advise if any further information is required.

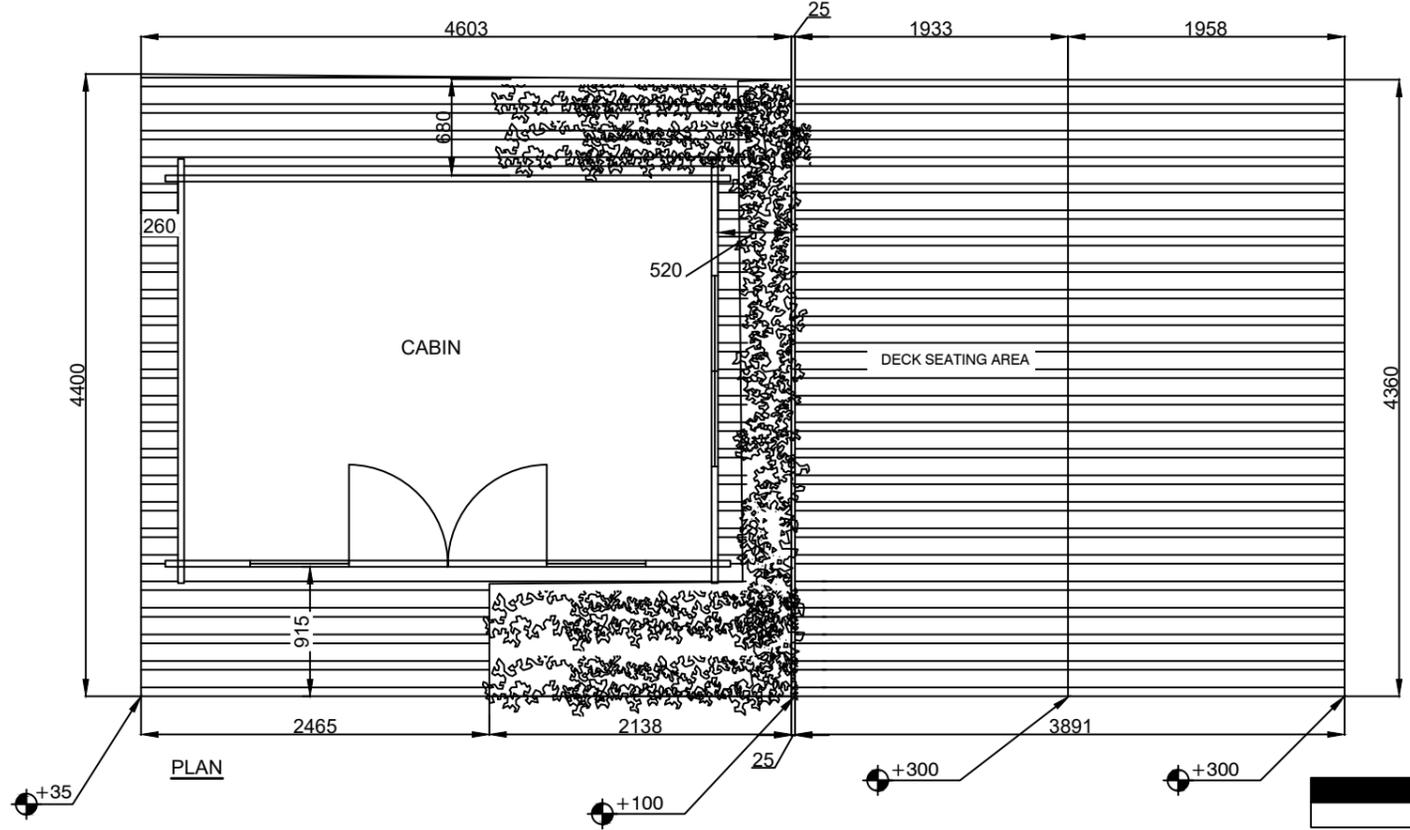
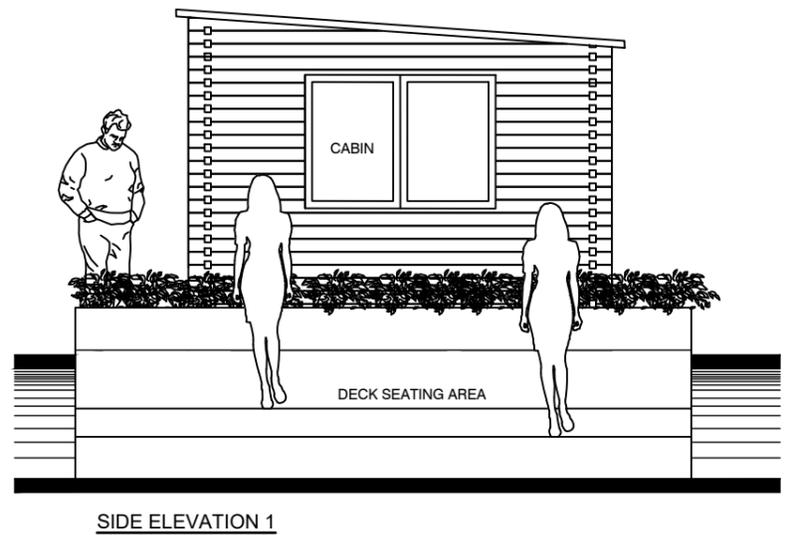
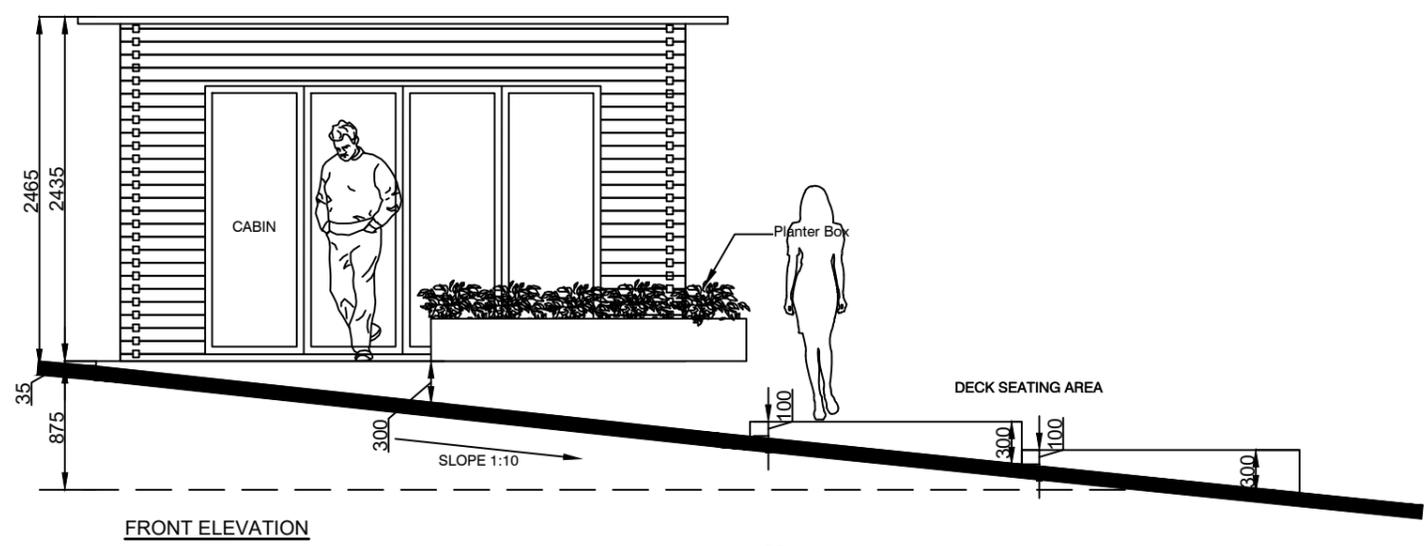
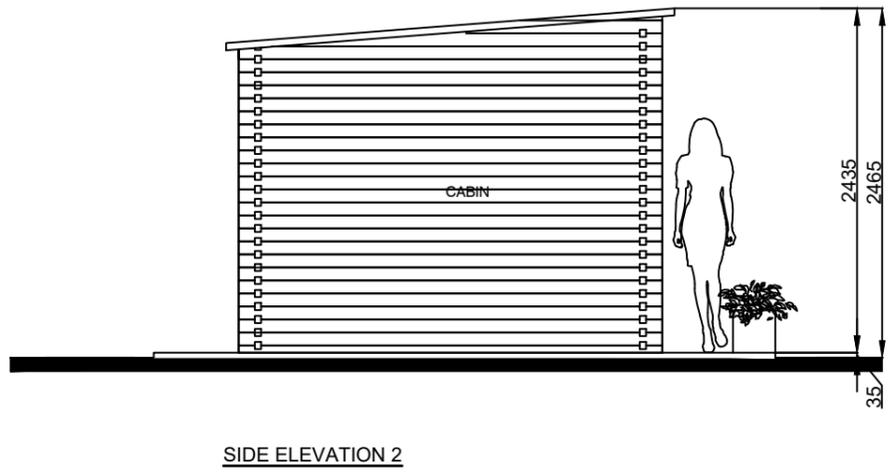
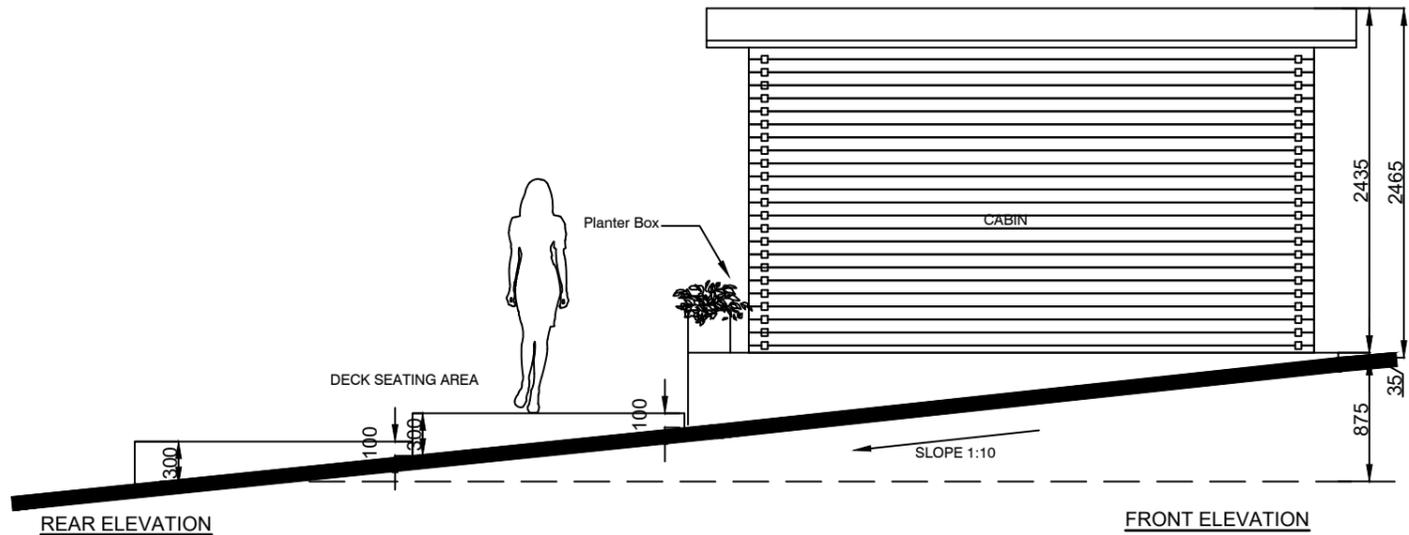
Kind regards

Joanne
Mrs Joanne Brough
Paddington Planning
Tel - 07788998899

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PERMITTED DEVELOPMENT OUTBUILDING
 DRAWING NO. PD02
 DATED 09/03/2026

Mr Jomon George
 4 Theobald Drive
 Tilehurst
 Reading
 RG31 6YA

SCALE BAR 1:50

