

Appeal 6002585

Submitted on 14 December 2025.

Before you start

Local planning authority	Wokingham Borough Council
Appeal type	Full planning
Decision date	16 June 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	R Potyka
Contact details	Jake Collinge JCPC Ltd
What is your phone number?	07753502955
What is the address of the appeal site?	Land at Lands End House Beggars Hill Road Twyford Berkshire RG10 0UD
What is the area of the appeal site?	0.16 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Will an inspector need to access your land or property?	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	251124
What date did you submit your application?	9 May 2025

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Single detached dwelling
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form Final.pdf (/document/8b1ac5d2-dd1e-4d7f-a573-93d7c47f6783)
Decision letter	Decision Notice.pdf (/document/7cf7ce18-9ed3-4690-8854-0e35bbdd7b59)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appeal Statement.pdf (/document/e50ac2e8-67b7-4194-9c27-1dddf4fc0007)
Do you need to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	No
Plans, drawings and supporting documents	P101 Illustrative Site Plan.pdf (/document/bd4137d4-49f1-4968-9b8c-609371bdac1e) P100 Site Location Plan.pdf (/document/a3b0ea41-a14c-4199-99e9-78b3ddef4e1b) LPA 09 05 25.pdf (/document/00d5ffb4-8c2c-4fa2-af6e-f71e3ea3c3e4)
Do you have any new plans or drawings that support your appeal?	No

Do you have any other new documents that support your appeal?	No
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