

Appeal 6016309

Appeal questionnaire

Submitted on 2 October 2026.

Appeal type	Householder
Appeal site	4 Orchard Estate, Twyford, RG10 9JY
Agent contact details	Jeremy Butterworth jeremy@jbutterworthplanning.co.uk 07803588479
Application number	261524

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Consultee list - Original consultee list.pdf (/document/bcc54ae8-dfa3-446b-9ddc-a07196d37e83)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Neighbour Notification.pdf (/document/f929fa46-e5d9-4e21-bb7c-4c7e6260f2ff)
Upload the appeal notification letter and the list of people that you notified	Consultee letter - PINs.pdf (/document/7a6763f2-adc2-4e04-acbe-1d80c62763d2) Consultee list - PINs.pdf (/document/85697321-a142-40ab-aabf-57d71a42d1ed)

Consultation responses and representations

Representations from other parties	Yes
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Upload representations from other parties

[Comments_TwyfordParishCouncil.pdf \(/document/7dfc80aa-0efc-417b-9cfa-db99441dd8b7\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Signed Officer Report General.docx \(/document/4bd3abc4-ba6f-4a2b-b975-020585e679a7\)](#)
[Signed Officer Report Draft Decision Notice.docx \(/document/0f3956b5-0d5c-4edb-9a04-71ad18f1bdde\)](#)
[Decision Notice.pdf \(/document/1da61bdc-15d8-44bd-a56c-9911a7b18b10\)](#)

Upload the plans, drawings and list of plans

[Site Plans and Proposed Elevations - Rev A.pdf \(/document/e4afd7d3-6e67-4bd3-9107-225ffe223e43\)](#)
[Parking Provision Details.pdf \(/document/045695c4-e42e-4300-bd7d-4f2be26ea01a\)](#)
[Location Plan.pdf \(/document/23b0a43d-a997-4527-ad91-a7140dbe9563\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[CP3 - Core Strategy.pdf \(/document/bc214cea-896b-4a5d-958f-103a740bf9cd\)](#)
[TB23 MDD Local Plan.pdf \(/document/67b346ed-2ba2-423c-8a66-2efb4e12a28c\)](#)
[CC04 MDD Local Plan.pdf \(/document/1785261d-4503-422e-b6e4-339270f7e07e\)](#)
[Core Strategy Front Cover.pdf \(/document/4d04ecad-042f-4a03-84dd-4374790bd803\)](#)
[Adopted MDD February 2014 front cover.pdf \(/document/482d7ba2-f46f-4fe3-8900-4ad380360d83\)](#)
[CC02 MDD Local Plan.pdf \(/document/4e48169f-5b82-4cf1-b726-60f750757160\)](#)
[CP9 - Core Strategy.pdf \(/document/6e506bd6-7715-4559-a740-6b9680727107\)](#)
[CP1 - Core Strategy.pdf \(/document/24e0841a-0e75-4a44-91c4-86d17d6430b7\)](#)
[CC01 MDD Local Plan.pdf \(/document/479ba8dc-8683-4a6c-a888-87475bce07d2\)](#)
[CP7 - Core Strategy.pdf \(/document/3b7d8bb8-0442-4018-8461-9bb7bd0ff709\)](#)
[CC03 MDD Local Plan.pdf \(/document/c6afb4c6-28d4-4265-ac70-f7809c28a91d\)](#)

Emerging plans

Yes

Upload emerging plan and supporting information	Emerging Local Plan.pdf (/document/c2774037-6f79-4768-937b-490055050d82) Reg 24 Notice draft stage 2 hearings.pdf (/document/5b9120ea-9370-4340-a59e-70d84f8b4414)
Supplementary planning documents	Yes
Upload supplementary planning documents	SPD on Sustainable Design and Construction Guidance Note.pdf (/document/e7861d9a-4248-4f80-b591-82badf4e3d4a) Borough Design Guide Interactive SPD~.pdf (/document/f659cb77-5a69-4d48-b67b-888d040aee78)
Site access	
Access for inspection	No
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No
Appeal process	
Appeals near the site	No
Extra conditions	Yes Timescale The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004). Approved Details This permission is in respect of the submitted application plans and drawings numbered (Location Plan) & (4567-00-01 RevB), received by the local planning authority on 29/06/2026 & 17/07/2026. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority. Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

External Finish of Fencing
Prior to the erection of the fencing hereby permitted, details of the colour and finish of the timber fencing shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed in accordance with the approved details and thereafter retained as such.
Reason: To ensure a satisfactory appearance of the development in the interests of the character and visual amenity of the area

Have there been any significant changes that would affect the application?	There have been no significant changes
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Original Evidence

Did the applicant submit a design and access statement with the application?	No
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What documents and plans did you use to make your decision?	Location Plan & 4567-00-01 RevB
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