

Date: 22 December 2025
Application: 251124
Appeal: APP/6002585



**WOKINGHAM
BOROUGH COUNCIL**

Councillor Alison Swaddle
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Dear Councillor Alison Swaddle

Appeal by: R Potyka

Site Address: Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD

Proposal: Permission in principle application for the proposed erection of 1 no. detached dwelling.

An appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 (Statutory Instrument 2013/2114).

As this appeal is will be determined on the basis of written representations, if you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. If you do not have access to the internet, you can send your comments to:

Emma Buck, The Planning Inspectorate, Room , Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 27 January 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector

when determining the appeal. Appeal documentation can be found on the <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the Planning Inspectorate's website.

Yours sincerely,
Development Management & Compliance