

Appeal 6004396

Appeal questionnaire

Submitted on 9 February 2026.

Appeal type	Full planning
Appeal site	52 Poundfield Way, Twyford, Wokingham, RG10 0XR
Agent contact details	Dariusz Kusyk 1rightplan@gmail.com +447955449285
Application number	251962

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	Consultee list - 251962 - application notification list.pdf (/document/28066430-14c3-4dd5-9a62-8e9861d6eeaa)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/bbad0b98-823a-4224-8fe7-9deb1d408a22)
Appeal notification letter	Consultee letter - 251962 - PINs.pdf (/document/b7f1cc5c-600e-49f0-9306-0b4ea96204c2) Consultee list - 251962 - PINs.pdf (/document/ffa583e2-94bf-4804-8420-92f5f26b77f3)

Consultation responses and representations

Statutory consultees	Yes WBC Highways WBC Ecology
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Highways response.Docx (/document/d791d26e-7412-4840-a4ea-40eb5c86a3d3) Highways 2.docx (/document/e99f1fe0-faa3-42cb-af6e-c3f9b87c46c2) Ecology response (TC).docx (/document/aa36c506-1558-4779-931e-f9df6b67d74d)
Representations from other parties	Yes
Upload representations from other parties	Comments_TwyfordParishCouncil_251962_4725765.pdf (/document/d026f6e4-3763-4b23-a84a-40754460cedb)

Planning officer's report and supporting documents

Upload planning officer's report	Officer Report Draft Decision Notice.docx (/document/19395600-8890-4526-8718-8a9d6044efcb) Decision Notice.pdf (/document/454e811b-eeab-4e87-8fe5-a2d919a01eea)
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Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	TB24 MDD Local Plan.pdf (/document/750c6363-46d9-48f0-abf8-165779fc47e6) CP6 - Core Strategy.pdf (/document/52724b7d-703a-44d8-a8ad-458bd31500e9) CP1 - Core Strategy.pdf (/document/be037c54-dc22-4cb9-afa7-534a70281c1b) CC07 MDD Local Plan.pdf (/document/ff7f83fb-0fc0-47ac-896e-611be0749611) CP3 - Core Strategy.pdf (/document/0f1b2035-be14-4bed-90f7-6c369750702e) Core Strategy Front Cover.pdf (/document/36484bae-ac2c-42c4-967a-6f0e819c1a04) CC01 MDD Local Plan.pdf (/document/c9d936a8-3041-408a-ace9-9f653e21b2e5) TB23 MDD Local Plan.pdf (/document/791e8cb3-48d9-4c09-8d71-a536fc7de95f) Adopted MDD February 2014 front cover.pdf (/document/ebf8211f-6638-4bfe-862a-c92227f0173e) CP7 - Core Strategy.pdf (/document/48c30fd2-de33-4f23-b35b-dbebc6ba060) CC03 MDD Local Plan.pdf (/document/8936e2ab-545e-4bd7-b7aa-e795b95f96b1) CC04 MDD Local Plan.pdf (/document/bc36b77b-a7dc-4258-95e7-f139272b287b) CP9 - Core Strategy.pdf (/document/ec89ffac-7e1e-462c-89b7-f7331b5a534c)
Emerging plans	Yes
Upload emerging plan and supporting information	Emerging Local Plan.pdf (/document/f0c32a1e-f8ed-471a-8a61-f0c8dc2dd514)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Joint Minerals and Waste Plan (Adopted version).pdf (/document/3e854d37-07f9-4b39-aac9-f14e9842065a)
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/1343e013-a680-49de-a99d-c90e5fc0fe8e)
Community infrastructure levy	Yes
Upload your community infrastructure levy	WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/60b0aef3-e11b-4123-95ea-60187c5b80c6) CIL Charging Schedule February 2015.pdf

Community infrastructure levy formally adopted

Yes

Date community infrastructure levy adopted

6 April 2015

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

Procedure type

Written representations

Appeals near the site

No

Extra conditions

Yes
A condition requiring that the garage is retained for vehicle parking only
