

PLANNING REF : 242672
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 07/11/2024

COMMENTS:

ETC raises no objection to this application subject to WBC imposing the following conditions: 1: As the alterations result in accommodation with a separate entrance, the conversion as hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not be used, sold or sub-let as a separate dwelling. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08. 2: The submission to and approval by WBC of a parking plan to provide for the three parking spaces shown on the drawings and its implementation, prior to first occupation of the garage conversion, as supported by Policy CC07, to ensure adequate parking and Policy CP3, to protect the amenity of neighbouring properties.

ETC would also wish to raise their concerns about this property potentially becoming an unauthorised business use with the resultant impact on parking and amenity of neighbouring properties.