

PLANNING REF : 242569
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 07/11/2024

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application for the following reasons:

1. By reason of the lack of internal space, failure to meet national and local minimum space standards; with the net area of the single person first floor bedsit only achieving 31.94sq.m. net, based on the scaled application drawings; and limited provision of natural light, the proposals would provide an unsatisfactory living environment for future occupiers of the flat, to the detriment of their amenities. The proposals are therefore contrary to Policies CP1 and CP3 of the Core Strategy, TB06 and TB07 of the MDD Local Plan, Borough Design Guide SPD, Technical housing standards – Nationally Described Space Standard and Section 12 of the NPPF.

2. Insufficient information has been submitted to demonstrate acceptable parking and turning space is available for the existing and future occupiers and does not prove that the development would not have a detrimental impact on highway safety due to vehicles being forced to reverse along a long and dog-legged driveway onto a shared surface public highway. The proposals are therefore contrary to policies CP1, CP3 and CP6 of the Core Strategy, TB06 and CC07 of the MDD Local Plan and section 9 of the National Planning Policy

Framework. 3. By reason of the immediate proximity of the first floor flat's north-eastern window to the adjacent neighbouring property, the proposals would have unacceptable overlooking impacts on the private rear amenity space and rear elevations of no.14 Wyatt Crescent, to the detriment of their amenities. The proposals are therefore contrary to policies CP1 and CP3 of the Core Strategy, TB06 of the MDD Local Plan, R22 of the Borough Design Guide SPD and the National Planning Policy Framework. If WBC are minded to approve this application the following conditions are requested:

1: The submission and approval of a parking plan and its implementation, prior to first occupation of the first floor bedsit.

2: The ground floor of the structure 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 further 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.