

PLANNING REF : 242558
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 11/12/2024

COMMENTS:

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

1: The application is for what is to all intents and purposes a new dwelling and not an extension, by virtue of fact and degree of demolition, and the application should be re-submitted as a new dwelling. 2: By virtue of its inappropriate built form, mass, height and character, with the ridge height being excessively higher than the adjacent dwellings and that it closes the gap to the boundary with No.14 to less than the 1m at first floor, as recommended in Sections R18 and R23 of Borough Design Guide and as supported by Policy CP3. 3: The bedrooms formed in the proposed attic space are sub-standard in terms of usable floor area, due to ceiling heights within the rooms, to the detriment of the amenity of future occupiers and are not compliant with the Nationally Described Space Standards, as supported by Policy TB07. 4: The proposed roof lights are so low to the floor in the attic rooms as to present views downward into the adjacent properties, to the detriment of their privacy and amenity, contrary to Policy CP3.