

PLANNING REF : 251396
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 10/07/2025

COMMENTS:

ETC can find no planning matters on which to object to this proposal. But, if WBC are minded to approve this application, ETC recommends the following condition that as this proposal results in accommodation with a separate entrance, no part of the conversion as hereby approved shall be used as a separate unit of accommodation for fee paying occupants, unless otherwise approved by WBC in writing, to ensure that adequate car parking is provided at all times, to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3.

ETC also has some concerns about this application and the applicant's intentions as a result of the many objections from neighbouring properties: -

1: It is unclear as to the actual use, as the property appears to provide care accommodation for young people, with a resident care worker, operated by Abiding Care and Support which would seemingly require a change of use to Class C2 requiring Planning Permission. ETC believe this would also require licensing.

2: This property of already 5 bedrooms as originally built. There is concern that with the conversion of the garage this could become a sui generis HMO, in which case enforcement would need to be involved.

3:

Immediate neighbours claim not to have been notified by WBC of this application, which is concerning, as there appears to be a pattern of such oversights in Earley.