

PLANNING REF : 251103
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 09/07/2025

COMMENTS:

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

1: it is considered that the planning background to the occupancy condition attached to 231113 is unchanged since the grant of that permission, and would seriously impact the amenity of the neighbouring

properties, contrary to Policy CP3.

2: The applicant has failed to demonstrate that adequate off street parking is provided to support such a change, contrary to Policy CC07, and would impact the amenity of local residents, contrary to Policy CP3.

3: The applicant has failed to demonstrate that adequate amenity space is available for the occupants of the garage, should it be occupied as a separate dwelling, contrary to Policy TB08.

4: The applicant has failed to demonstrate that suitable accommodation is available within the building, as required by Policy TB07.

5: It is considered that such a proposal, if approved, would not enhance the quality of the environment, contrary to Policy CP1.