

PLANNING REF : 251346
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: The proposal, by virtue of its visual dominance in the street scene fails to

maintain the quality of the environment, contrary to Policy CP1

2: By virtue of its inappropriate scale, mass, built form and intrusion into the street scene, and failing to integrate into the street scene, to the detriment of visual amenity, contrary to Policy CP3. If WBC are minded to approve, the following condition is requested: 1.

Incidental accommodation - The outbuilding hereby approved shall be used as incidental accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

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. [from 232494]