

PLANNING REF : 251348
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: 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 this application the following condition is requested:

1: As the outbuilding hereby approved has a personnel door and two windows there is the potential for this to be occupied separately to the host dwelling, therefore, this outbuilding shall only be used incidental to the host dwelling, and shall not be let, or sold, as a separate unit of accommodation, without prior approval by WBC, to ensure adequate parking and amenity is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP1, CP3, TB07, TB08 and CC07