

PLANNING REF : 251071  
PROPERTY ADDRESS : Radstock House  
: Radstock Lane, Earley, Wokingham  
: RG6 5UL  
SUBMITTED BY : Earley Town Council  
DATE SUBMITTED : 04/06/2025

COMMENTS:

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

1: By virtue of its inappropriate mass, built form and character, contrary to Policy CP3, giving rise to its failure to address the guidance in the Borough Design Guide, Section R23, regarding the relationship of first floor side extensions to the side boundary, thereby creating a terracing effect.

2: The impact on the amenity of No.3, particularly from the two storey rear extension and the relationship of the side extension to the boundary, is considered inappropriate, contrary to Policy CP3

If WBC are minded to approve this application the following conditions are required 1: The window to the ground floor bathroom is to be fixed closed at all times, unless otherwise agreed in writing by WBC, to prevent it opening over the neighbouring property, to protect their amenity pursuant to Policy CP3.

2: The flank of the proposed storey height bay window in the rear elevation, facing No.7, is to be fitted with opaque material, unless otherwise agreed in writing by WBC, to prevent overlooking of the immediate rear garden to No.7, thereby protecting the amenity of that property pursuant to Policy CP3.