

PLANNING REF : 241849
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 07/08/2024

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application as the proposed extension fails to address its prominent location as a corner plot in the street and the extension forms a large mass, dominating the street scene, and failing to enhance the quality of the environment. In addition the extension fails to respond positively to the character of the host dwelling, and the resultant extended house fails to complement the character of the area. Contrary to Policies CP1 and CP3 and Design Guide Sections R1, R2, R6, R8, R11 and R23.

If WBC are minded to approve this application, the following conditions are requested: 1: The window to bedroom 5, by virtue of its close proximity to the boundary with 49 Hilltop Road, shall be obscured glazing with no opening lights below 1.7m above floor level, to protect the amenity and privacy of the adjoining property, as supported by Policy CP3. 2: The submission and approval of a landscape scheme to help the proposed development blend sympathetically with the surrounding development, such a scheme is to be implemented prior to first occupation of the extension, as supported by Policy CP1, maintaining the quality of the environment, and Policy CP3, of an appropriate form and to integrate with the surroundings.