

PLANNING REF : 252584  
PROPERTY ADDRESS : Radstock House  
: Radstock Lane, Earley, Wokingham  
: RG6 5UL  
SUBMITTED BY : Earley Town Council  
DATE SUBMITTED : 05/11/2025

COMMENTS:

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

- 1: The application drawings show the building converted into two separate dwellings, which is not reflected in the description or the CIL submission and the applicant has failed to demonstrate that the two bedrooms dwelling, shown as an "annexe" within the proposals complies with the Nationally Described Space Standard, as supported by Policies CP3 and TB07.
- 2: The applicant has failed to demonstrate that the second dwelling has adequate private amenity space, as defined by Section R16 of the Borough Design Guide and supported by Policies CP3 and TB08.
- 3: The proposed garage does not reflect WBC's standard for garages, contrary to Policy CC07. 4: The large, flat roofed rear extension, which has the appearance of a group of portacabins is an inappropriate built form, materials and character for the area especially when viewed from adjacent properties, contrary to Policy CP3 and fails to maintain or enhance the quality of the environment, contrary to Policy CP1.

If WBC are minded to approve this application the following condition is requested: 1: As the alterations result in accommodation with a separate entrance (the "annexe"), the extension as hereby approved shall be used as ancillary accommodation to the main dwelling house and shall 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, TB08.