

PLANNING REF : 253060
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 14/01/2026

COMMENTS:

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

1: It is considered that the proposed first floor side extension is out of character with the surrounding development, by providing the potential for a terracing effect and not complying with Section R23 of the Borough Design Guide, as supported by Policy CP3, in not providing a 1m separation at first floor to the side boundary.
2: The first floor side extension creates an overbearing built form against the adjoining property and is of an inappropriate scale, mass, built form and character to the detriment of the character of the area and failing to maintain the quality of the environment, contrary to Policies CP1 and CP3.

If WBC are minded to approve this application, ETC would request an Informative is added to any approval, advising the applicant that any approval of these details does not grant any rights over neighbouring property for construction purposes, these must be sought separately.