

PLANNING REF : 260598  
PROPERTY ADDRESS : Radstock House  
: Radstock Lane, Earley, Wokingham  
: RG6 5UL  
SUBMITTED BY : Earley Town Council  
DATE SUBMITTED : 07/04/2026

COMMENTS:

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

1: The applicant has failed to demonstrate that the proposed balcony screening to the north side proposed balcony, adjacent the boundary with 5 Wilderness Road, does not overshadow windows and the conservatory to that property, to the detriment of the amenity of the occupiers of that property, as defined in Sections R18 and R23 of the Borough Design Guide, and as supported by Policy CP3.

2: The block plan is inaccurate, in not including the outbuilding, the subject of an earlier enforcement action. ETC would also like to express its concerns about comments from adjoining owners that retrospective drawings do not reflect the as-built situation, also the ongoing complaints by residents about hoardings and general building management, to the detriment of the amenity of neighbouring residents.

If WBC are minded to approve this application, the following conditions are requested:

1: This approval does not remove the occupancy condition attached to 240156, namely, the annexe approved under 240156 shall only be used incidental to the use of the main dwelling, and shall not be used as a separate unit of accommodation without prior approval of WBC, to ensure that adequate car parking is provided on curtilage at all times, and to avoid impact on the amenity of neighbouring properties. 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.

2: The privacy screens proposed to both sides of the roof terrace, shall be installed before first use of the roof terrace, to protect the amenity of neighbouring properties pursuant to Policy CP3.

3: In light of the comments from neighbouring properties, regarding inadequate construction management processes, the submission to, and approval by WBC, of a construction management plan to address these ongoing complaints, to resolve the detriment to the amenity of neighbouring properties caused by the current construction management, as supported by Policy CP3. This plan should address working hours, delivery times, and site security, such as hoardings, among other issues.