

PLANNING REF : 261625
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 05/08/2026

COMMENTS:

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

- 1: Inadequate parking for an 8 bedroom sui generis HMO, when considered against WBC's decision on application 240667, a similar 8 bedroom sui generis HMO, with a similar relationship with the University of Reading, where WBC stated that, "consistent with similar past proposals, the Council seeks to apply the parking standard for a 1-bed studio apartment which is considered to be the closest indicator of parking demand". This requires parking at a rate of 0.5 space per bedroom, which would require a minimum of 5 spaces to be provided. It is considered that the proposal is contrary to Policy CC07, in that inadequate parking is provided, to the detriment of the amenity of neighbouring properties, contrary to Policy CP3.
- 2: It is considered that the increase in activity from 7 double bedrooms and one single bedroom could result in up to 15 adults living in the premises, well beyond the expectation for normal family occupation, with the resultant detriment to the amenity of neighbouring properties, and the wider area, contrary to Policy CP3.
- 3: The provision of cycle storage at the rear of the rear garden is inadequate, being difficult to access through the building, thereby being inconvenient to use, and unlikely to encourage the use of cycles as an alternative sustainable form of transport, contrary to the spirit of Policy CC07 and appendix 2 of the Adopted Managing Development Delivery Local Plan.