

PLANNING REF : 250467
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 09/04/2025

COMMENTS:

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

1. Whilst ETC do not have any significant concerns about the demolition of this derelict building, or the provision of the static caravan in support of construction activities, subject to a temporary permission, and confirmation of ownership of the site, it is concerned about the height of the front wall and gates, which scale in the order of 2m in height, with the brick piers higher still, and which are considered to be significantly out of character with the area, contrary to Policy CP3. If the applicant required security of the site, a hoarding under Class A, Part 4 of Schedule 1 of the Permitted Development Legislation may have been possible, or a temporary permission for hoarding could have been sought.

2. The net loss of a dwelling by virtue of this demolition is contrary to policy CP3.

3. More significantly ETC is concerned that the applicant does not own the site and has only served Certificate D notice in the press, a notice, which has drawn the attention of the trustees of the site who are pursuing legal action to evict the applicant/occupants.