

PLANNING REF : 250501
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 09/04/2025

COMMENTS:

ETC raises no objection to this application subject to WBC imposing the following conditions: -

1. Because of the elevated position in regard to 33 Falstaff Avenue, all windows to this extension facing the boundary with that property shall be obscured glazing and remain so, unless otherwise agreed in writing by WBC, to protect the amenity and privacy of the neighbouring property, as supported by Policy CP3.

2. As the extension results in accommodation with a separate entrance, the extension as hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not used, sold or sub-let as a separate dwelling, other than to provide accommodation for a live-in carer.

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.