

PLANNING REF : 250532
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 as by virtue of its inappropriate built form, mass and height, it is considered that the garage extension is out of character with the area and will adversely impact the amenity of neighbouring properties, contrary to Policy CP3.

If WBC are minded to approve the application the following condition is requested that as the extension to the existing garage results in separate 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 separate dwellings. 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.