

PLANNING REF : 250666
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. By virtue of its built form, mass, height and location in relation to Eastcourt Avenue, it is considered that the proposal for the larger outbuilding is out of character, to the detriment of the area, contrary to Policies CP1 and CP3.

2. The car port forming part of this proposal is situated directly on the boundary onto Eastcourt Avenue and is placed well in front of the building line for properties in this road, as such it is considered harmful to the character of the area, as supported by Policy CP3.

3. The proposed car port, with gates to the front, only has a usable length of 4.1m, not large enough to accommodate a car, contrary to Policy CP3 and WBC's guidance on parking spaces, which required 5m, contrary to Policy CC07.

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

1. The larger outbuilding hereby approved shall only be used incidental to the host dwelling, and shall not be sold or let as a separate unit of accommodation, without prior written approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.

2. The car port hereby approved shall be retained for the use of storing motor vehicles, unless otherwise approved in writing by WBC, to protect the amenity of neighbouring properties, pursuant to Policy CC07 and CP3.

3. The car port hereby approved shall be retained as an open sided parking facility and details of the gates are to be submitted to WBC for approval to ensure that a clear length of at least 5m is maintained, to ensure that the car port can accommodate a car, pursuant to Policy CC07 and WBC's guidance on parking spaces.

4. The garage as hereby approved shall only be used incidental to the main dwelling and shall not be use as a separate unit of accommodation for fee paying occupants, unless otherwise approved by WBC in writing, to ensure that adequate car parking is provided at all times, to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3.