

PLANNING REF : 250701
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. The proposed height of the gate and fence at the front of the property are at variance with general character of front boundary treatments in the area and is judged to harm the character of the area contrary to Policy CP3.

2. Inadequate waiting space, clear of the footway, is provided in front of the gates whilst a driver is opening them, a serious highway safety risk to pedestrians at this very busy major junction, it is considered at least 5m is required, as supported by Policies CP1(10), failure to provide a functional and safe development, and CP3(b), failure to provide a functional and safe access.

ETC is also concerned that works are underway to hard pave the frontage with no indication as to how surface water run-off will be prevented from flowing over the adjacent highway.