

PLANNING REF : 242803
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 11/12/2024

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application as by virtue of the mass, built form and proximity to neighbouring properties, the proposal will be overbearing to the detriment of the privacy and amenity of those neighbouring properties, contrary to policy CP3. If WBC are minded to approve this application the following conditions are requested:

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- 1: The outbuilding hereby approved shall only be used incidental to the host dwelling and shall not be let as a separate unit of accommodation, without prior approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.
- 2: Any business use of the extension shall only be incidental to the main dwelling house. Reason: A separate business use 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, and Managing Development Delivery Local Plan Policies CC01 and CC07.