

PLANNING REF : 243055
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 its bulk, mass and appearance, the proposed extension is out of character with the existing common character of Repton Road, to the detriment of the amenity of local residents, contrary to Policy CP3, and as supported by the Court of Appeal ruling in CAB Housing Ltd v SoS LUH&C, February 2023. Also, it fails to enhance the quality of the environment, contrary to Policy CP1.

If this application is approved, the following condition is requested that a submission to and approval by WBC of a parking plan to be provided for the three parking spaces shown on the drawings, and its implementation, prior to first occupation of the first floor extension, as supported by Policy CC07, to ensure adequate parking, and Policy CP3, to protect the amenity of neighbouring properties. If this application is approved, the following Informative is requested that the applicant is advised that if approval of 243055 is implemented, then approval of 231939 will be void.