

PLANNING REF : 242845  
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 the first floor rear extension results in windows only 4.5m from the boundary to the rear garden of 6 Flamborough Path, causing significant overlooking of this small garden and having a significantly adverse impact on the privacy and amenity of that property. Contrary to Policy CP1, failing to maintain the quality of the environment; and Policy CP3, being of an inappropriate scale, mass, layout and built form to the detriment of the amenity and privacy of the adjoining occupiers and their quality of life. Also contrary to the WBC Design Guide, Sections R15, privacy and amenity and R23, extensions to maintaining adequate separation to properties behind.