

PLANNING REF : 262157
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 07/10/2026

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application for the following reasons: 1: The positioning of the proposed dwelling further forward in the plot than the existing bungalow, results in a dominating bulk and mass close to the footway, with no opportunity of mitigation by landscaping to the frontage, as defined in Section R14, of the Borough Design Guide, with the lack of the provision of a well-designed hard and soft landscape failing to create a high quality setting for new housing; and Section R12, requiring boundary treatments that contribute positively to the character of the area, as supported by Policy CP3. 2: The bulk and mass of the proposal, along with its relationship with the front boundary, particularly when taking into account the change in level from the footway to the front door threshold, fail to enhance the quality of the environment, contrary to policy CP1. 3: The proposal, as a result of the relationship to the frontage, are of an inappropriate scale, mass, built form and character, failing to deliver a high quality of design to the detriment of the quality of the area, contrary to Policy CP3(a). 4: The proposal fails to contribute to a sense of place, including a lack of landscaping to the street scene, contrary to Policy CP3(f). 5: The applicant has failed to demonstrate that the constrained frontage, as a result of this proposal, can provide a means of access to the property compliant with Building Regulations M4(2) as supported by Policy H1 in the emerging Local Plan Review, and failing to provide a functional, accessible and safe scheme, contrary to Policy CP3(b) If WBC are minded to approve this application the following condition is requested that the windows in the side extension facing the boundary with the 42 Culver Lane, shall be obscured glazing, to protect the privacy of these properties, and fixed shut to prevent trespass from opening windows across the boundary, to the detriment of the amenity of the adjoining owners; those windows facing Palmerstone Place shall be obscured glazing to protect the privacy and amenity of the occupants of that property; and all such windows shall remain as defined herein, unless otherwise agreed in writing by WBC, as supported by Policy CP3.