

PLANNING REF : 242160
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 09/10/2024

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application for the following reasons: 1:The design of the proposals fails to maintain or enhance the quality of the environment; and by virtue of their inappropriate bulk, mass, appearance and choice of materials the proposals are out of character with the host dwelling, and are not of a high quality of design, contrary to Policy CP3.

2:The resultant building is not beautiful, contrary to Para.131 in the NPPF (Dec.23). It does not add to the quality of the area, nor is it visually attractive; is not a good architectural solution; is not sympathetic to the character of the host dwelling, all contrary to Para.135 of the NPPF (Dec.23).

3: As the development is not well designed and does not reflect the character of the host dwelling, and is contrary to Borough Design Guidance, it should be refused in accordance with Para.139 of the NPPF (Dec.23). ETC would wish to highlight that there are many examples of successful extensions to thatched cottages, evidence that sympathetic designs are achievable.