

PLANNING REF : 242396
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 proposed development will have a negative and detrimental impact on the character and appearance of the area by reason of the proposed outbuilding's height and massing which would take on the proportions of a two storey detached dwelling house and would be tantamount to a new dwelling, not a domestic outbuilding. The overall scale and design of the building would be out of keeping with the prevailing character of the area and would result in contrived and incongruous feature. The development is contrary to paragraph 139 and Section 12 of the National Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy, Policy TB06 of the MDD Local Plan, the National Design Guide and the Borough Design Guide Supplementary Planning Document.

2. By reason of the outbuilding's height, scale, massing, first floor windows and immediate proximity to the rear gardens of the adjacent neighbouring properties, the proposals would have unacceptable overbearing impacts on the private rear amenity space and rear elevations of Nos.13 and 17 The Crescent and No.18 Radnor Close, to the detriment of the occupiers' privacy and amenities. The proposals are therefore contrary to policies CP1 and CP3 of the Core Strategy, R22 of the Borough Design Guide SPD and the National Planning Policy Framework. If WBC are minded to approve this application, the following conditions are requested:

1: The outbuilding hereby approved shall only be used incidental to the host dwelling, and no part shall used, sold or sub-let as separate dwellings. Reason: A separate unit of accommodation of this nature 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, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08. 2: The rooflights hereby approved shall be installed with no part below 1.7m above floor level, and shall be permanently obscured glazing, unless otherwise approved by WBC ,to protect the privacy and amenity of the neighbouring properties, as supported by Policy CP3.