

PLANNING REF : 251603
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 06/08/2025

COMMENTS:

ETC raises no objection to this application subject to WBC imposing the following conditions: 1: As the existing ground floor front bedroom is now provided with a separate entrance, it shall not be sold or rented as a separate unit of accommodation without prior approval of WBC, to ensure adequate parking is provided at all times, and to protect the amenity of neighbouring properties, as supported by Policies CP3 and CC07. 2: As the alterations to the first floor present the potential for sub-dividing the amended dwelling, the dwelling shall not be sub-divided into separate units of accommodation for sale or rent as a separate unit of accommodation without prior approval of WBC, to ensure adequate parking is provided at all times, and to protect the amenity of neighbouring properties, as defined by Policies CP3 and CC07. 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. 3: The loft conversion shall not be used as a habitable room unless the approved in writing by WBC because of its inadequate size and proportions contrary to Policies CP3 and TB07 and The Nationally Described Space Standards.