

PLANNING REF : 251579
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 06/08/2025

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application for the following reasons:

1: The

intensification of occupancy of this family house will impact the neighbouring properties to the detriment of their amenity and the character of the area, contrary to Policy CP3.

2: Inadequate parking for up to 13 occupants, contrary to Policy CC07, with the resultant impact on highway safety of overspill parking on the highway, and the impact of the extra on-street parking on the amenity of neighbouring properties, contrary to Policy CP3. 3: Inadequate on curtilage parking spaces, with the parking spaces shown being sub-standard when compared with WBC's current standard of 5m x 2.5m, there being only a 9.7m width available, scaled from the applicant's drawings compared with the 10m required, and with no pedestrian access to the front

door. In addition the parking spaces on the ends are constrained by the boundaries such that opening car doors wide enough for access will be impossible, contrary to Policy CC07. If this application is approved the following conditions are requested: 1: The "storage" room on the approved drawings shall only be used for storage and not accommodation, unless otherwise approved in writing by WBC to ensure there is no further impact on the amenity of neighbouring properties pursuant to Policy CP3, that adequate amenities are provided for any occupant pursuant to Policy TB07 and that adequate parking is available pursuant to Policy CC07 2: The occupancy of the outbuildings limited to two persons unless otherwise approved in writing by WBC to ensure there is no further impact on the amenity of neighbouring

properties pursuant to Policy CP3, that adequate amenities are provided for any occupant pursuant to Policy TB07 and that adequate parking is available pursuant to Policy CC07.