

PLANNING REF : 241833
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 04/09/2024

COMMENTS:

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

1: The application description is misleading as the extension appears to have already been constructed under 182326, and this application actually just a change of use application.

2: As the proposed use as a dance studio is likely to attract a number of students, the applicant has failed to present any details of parking requirements arising from the proposed change of use, contrary to Policy CC07, as such on-street parking as may arise will be to the detriment of the amenity of neighbouring properties contrary to Policy CP3.

If WBC are minded to approve this application the following conditions are requested: 1: The use as a dance studio is limited to one student at a time, with gaps between appointments to ensure no on-street parking demand arises, to protect the amenity of neighbouring properties, as supported by Policies CC07 and CP3. 2: The applicant shall submit to WBC for approval details of a third parking space on-curtilage to provide parking for the one student, and such parking is to be constructed prior to any use as a dance studio, as supported by Policy CC07.