

PLANNING REF : 241977
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: By virtue of the design, built form, mass and character of the proposed extension on this prominent corner plot location, the proposal has an adverse impact on the character of the area, contrary to Policy CP3; and failing to maintain or enhance the quality of the environment, contrary to Policy CP1.

2: Failing to create a good design solution that complements the character and location of the property, contrary to Para 130 (128) of the NPPF (Dec 2023); the proposals are not visually attractive in relation to its prominent corner location, failing to maintain a strong sense of place, failing to create an attractive solution, contrary to Para 134(132) of the NPPF (Dec 2023); nor does it present a design quality contrary to Para 137(135) of the NPPF (Dec 2023).