

PLANNING REF : 261243
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 10/06/2026

COMMENTS:

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

1: It is considered that the failure of the applicant to provide a separation between the first floor of the side extension and the boundary with No.6, in accordance with Section R23 of the Borough Design Guide will give rise to a terracing effect, to the detriment of the character of the area, as supported by Policy CP3.

2: The proposal to provide a gable end roof to the side extension, rather than to match the fully hipped roofs of the other properties in Milton Road, will have a detrimental impact on the character of the area, contrary to Policy CP3, and will add to the impression of terracing, as referred to under reason for refusal No.1 above.

3: The parking space in front of the former garage location does not appear to be long enough to accommodate a car clear of the footway, therefore adequate parking is not provided on site, contrary to Policy CC07.

If WBC are minded to approve this application the following conditions are requested: 1: The render referred to on the submitted drawings should be pebble dashed, to match the existing, to maintain the character of the existing dwelling, as set out in section R23 of the Borough Design Guide, as supported by Policy CP3.

2: Landscaping to the frontage should be maintained and enhance, as recommended by sections, R12, boundary treatments to positively contribute to the quality of the public realm; R14, the inclusion of space for well designed landscaping, including around parking; and P3, parking should create a high quality setting, to ensure the street scene is not dominated by parked cars, as supported by Policies CP1 and CP3..