

PLANNING REF : 242069
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 proposed bedsit units of approx. 30sq.m. and 36sq.m. are inadequate in area when assessed against the Nationally Described Space Standards, and would adversely impact the amenity of future occupants, as supported by Policy TB07.

2: The proposed car parking is considered inadequate in that the provision of two parking spaces in tandem for the bedsit dwellings would be inconvenient to use by two separate households with consequence that one car is likely to be parked in the street, in this already severely constrained former PPG3 development, contrary to Policy TB07, and contrary to section P1 of the Borough Design Guide in that the parking would not be accommodated satisfactorily and contrary to Section P3, as the tandem parking would not be convenient for the users.

3: The proposed accommodation is not provided with private amenity space for the occupants, to the detriment to their amenity, contrary to Policy CP3, and as supported by Section R16 in the Borough Design Guide.