

PLANNING REF : 260064
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 11/02/2026

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application for the following reasons as this application is largely unchanged from 252586 and does not appear to address the reasons for refusal of that application:

- 1: By virtue of the design, scale and siting of the proposed dwelling, the proposal would result in a convoluted and cramped form of development which would have a detrimental impact on the character of the area contrary to Section 12 of the National Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy, Policy TB06 of the Managing Development Delivery Local Plan, and the guidance contained within the Borough Design Guide SPD and the National Design Guide.
- 2: By virtue of its inappropriate siting and scale, the proposed new dwelling would have an unacceptable overbearing impact on the neighbouring property no. 10 Culver Lane creating a sense of enclosure, and the first floor rear dormer windows would introduce an unacceptable perceived feeling of overlooking impacting upon the privacy currently enjoyed by the neighbour, this is contrary to Policy CP3 of the Core Strategy.
- 3: The drawings are not consistent and are inaccurate, with window styles and heights not being consistent between drawings and not reflecting the correct positioning.
- 4: The ground floor windows to the rear elevation of the proposed dwelling rely on the presence of a 2m high boundary fence to protect the amenity of the neighbouring property, with no guarantee of its retention in perpetuity, thereby potentially adversely impacting the amenity of that property contrary to Policy CP3.

If WBC are minded to approve this application the following conditions are requested:

- 1: The window in the gable end facing 1 Anderson Avenue shall be obscured glazing, with no opening light below 1.7m above floor level, unless otherwise agreed by WBC in writing, to protect the amenity of the neighbouring property, as supported by Policy CP3.
- 2: All windows in the rear elevation facing the boundary with 10 Culver Lane shall be obscured glazing and shall not have any opening lights below 1.7m above floor level, unless otherwise agreed by WBC in writing, to protect the amenity of the neighbouring property, pursuant to Policy CP3
- 3: The amenity of 10 Culver Lane is dependent on a 2m boundary fence, and the applicant shall provide evidence as to how this will be maintained in perpetuity, pursuant to Policy CP2.