

PLANNING REF : 261809
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 09/09/2026

COMMENTS:

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

1: The applicant has failed to demonstrate that the proposed dwelling is not impacted by the use of the existing Homeguard Social Club, and has failed to submit evidence to address the "agent of change" provision in NPPF (Aug 2026) under section P4, "Impact of development on existing activities", also contrary to Policy CP1(8), the impact of noise, and Policy CP3, to the detriment of the enjoyment of the amenities of the neighbouring use.

2: The applicant has failed to demonstrate that the existing overhead HV cable will have no impact on the health and welfare of the future occupants, contrary to Sections P1 and P3 in the NPPF (Aug 2026).

3: The applicant has failed to demonstrate how the neighbouring property is not adversely overlooked by windows and balconies, to the detriment of their privacy and amenity, contrary to Policy CP3.

4: The proposed approximate 1.8m high fence and gates to the front boundary are out of keeping with the existing character of the road, to the detriment of the visual amenity of the area, contrary to Policies CP1 and CP3, as supported by a recent appeal decision under DCS Reference 400-077-005.

If WBC are minded to approve this application, the following conditions are requested: 1: Windows to the side elevations at first floor and roof level, including bedrooms, to the house and the proposed two storey garage structure, where they overlook the properties to the side, shall be obscured glazing at all times, unless otherwise agreed in writing by WBC, to protect the privacy and amenity of the neighbouring properties, as supported by Policy CP3.

2: The sides of the proposed first floor terrace shall be screened with 1.8m high structures to prevent direct overlooking of the properties either side, details to be submitted and approved by WBC, and installed prior to first occupation and permanently maintained in position, unless otherwise agreed in writing by WBC, to protect the privacy and amenity of neighbouring properties, as supported by Policy CP3. ETC is concerned that the applicant does not appear to have consulted the network provider with regards to the proximity of the existing HV overhead lines to a proposed dwelling.