

PLANNING REF : 261850
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 09/09/2026

COMMENTS:

Councillors recommended that objection be raised to this application and that WBC refuses the application as 1: The proposed high fence is at variance with the general nature of frontages along Pitts Lane, which are either low fences and walls up to about 1m high or hedge

lines. The sense of enclosure this fence engenders would be detrimental to the more open character of Pitts Lane, contrary to Policy CP1, failing to maintain or enhance the quality of the environment, and an unattractive outcome; and is of an inappropriate scale, height and built form to the character of the street and fails to contribute to a sense of place, contrary to Policy CP3; and contrary to the Borough Design Guide, Section 4.5, frontages should respect the positive characteristics of the area, and Section R12, the front boundary treatment fails to contribute positively to the character of the area and the quality of the public realm, as supported by Policy CP3.

2: The proposed approx. 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.