

PLANNING REF : 262075
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 submitted drawings, namely the roof plan and rear elevation are inaccurate in not illustrating the same outcome, contrary to the spirit of NPPF (Aug 2026) Section DP4(2b), which indirectly emphasises the importance of accurate drawings. The rear elevation drawing represents a pitched roof, whereas the roof plan suggest a third storey wall, blank at the second floor.

2: The resultant two storey rear elevation is considered to be dominating and out of character, contrary to Section DP3 in the NPPF (Aug 2026), "key principles for well-designed spaces", and as such should be refused under Section DP3(3), developments not in accord with DP3(1) should be refused. Also contrary to WBC Policy CP1, failing to maintain the quality of the environment, and Policy CP3, being of an inappropriate scale, mass, built form and character to the detriment of the character of the area and the visual amenity of neighbouring properties.

3: As a result of the inaccurate drawings there is potentially over 30sq.m. of additional floor area in the loft conversion for which no use is proposed, which may in the future impact the amenity of neighbouring properties. The first-floor rear extension scales at 12m to the boundary with the property behind, should windows be inserted in the blank wall the separation distance required in WBC's Design Guide would be 15m as supported by Policy CP3.

If WBC are minded to approve this application ETC requests the following condition that no windows are to be inserted in the rear elevation at second floor (loft) level without prior written approval of WBC, to guard against overlooking, and protect the amenity of the property behind as supported by Policy CP3.