

PLANNING REF : 243244
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 05/02/2025

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application as the applicant has failed to provide any information of the noise generated by the proposed AC units, thus not enabling this application to be properly considered with regards to the impact on the amenity of neighbouring properties, contrary to Policy CP3. And whilst there are similar front boundary treatments in the vicinity, it is considered that the proposal of a 2m high wall and railings is sufficiently different in height to cause harm to the character of the area, as supported by Policy CP3.

If WBC are minded to approve this application, the following condition is requested: 1: A detailed landscape scheme for the front boundary, as impacted by the proposed boundary wall, shall be submitted and approved by WBC prior to commencement of works, and the approved landscaping scheme to be implemented within one year of the completion of the front boundary, pursuant to Policy CP3 and the WBC Design Guide.