

PLANNING REF : 243252
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 it is considered that the proposal is not an annexe to the host dwelling, by virtue of the proposed accommodation within and its remoteness from the host dwelling, and as such, it is a self-contained dwelling, and a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities of neighbouring properties and the character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07.

If WBC are minded to approve this application the following condition is requested: 1: Ancillary accommodation - The outbuilding hereby approved shall remain ancillary to the main dwellinghouse and not be used, sold or sub-let as a separate dwelling. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07.