

PLANNING REF : 252362  
PROPERTY ADDRESS : Radstock House  
: Radstock Lane, Earley, Wokingham  
: RG6 5UL  
SUBMITTED BY : Earley Town Council  
DATE SUBMITTED : 10/12/2025

COMMENTS:

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

1: The drawings as submitted do not reflect the dwelling as extended, as they do not include the second floor/attic floor plan approved under 232818.

2: The application is unclear as to which approval the variation is sought as the description does not refer to either of the approvals, 241471 and 232818, rather to a combination of the two for which a specific approval does not exist. Although the submitted drawings show the combination of the two approvals, other than the loft plan, the application description makes no reference to this. There has been no opportunity to consider the overall impact of the combined approvals by way of a combined application, to the detriment of the amenity of local residents in not being able to assess the proposals against any harm that may be caused under Policy CP3.

If WBC are minded to approve this application then the relevant conditions from approvals 232818 and 241471 should be applied.