

PLANNING REF : 252476
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: Failure to

maintain the subservient character of the side extension of the original approval, by failing to step down the ridge line, to the detriment of the character of the area, contrary to Section R23 of the Borough Design Guide, as supported by Policy CP3.

2: The closing of the already sub-standard gap to the boundary with the adjacent

property, creating a "terracing" effect, to the detriment of the character of the area, contrary to Section R23 of the Borough Design Guide, as supported by Policy CP3.

3: The roof tiles are contrary to condition 3, External Materials, attached to 241588, in not being of "similar appearance to those used on the existing building" and at variance with those on the adjoining house, causing harm to the character of the area, being of an inappropriate material and character, contrary to Policy CP3 and failing to maintain the quality of the environment, contrary to Policy CP1.

4: The conversion of the originally approved two small dormers on the rear of the main roof to one large dormer, being visually prominent, to the detriment of the character of the area, and increasing the risk of overlooking of neighbouring properties, contrary to Policy CP3.

5: Inadequate

parking, in that the space shown parallel to the road would be difficult to access, especially when the second space is occupied, and the parking space at right angles to the road, will not accommodate a car without overhanging the public footway, to the detriment of pedestrian safety and amenity contrary to Policies CC07 and CP3.