

PLANNING REF : 260754  
PROPERTY ADDRESS : Radstock House  
: Radstock Lane, Earley, Wokingham  
: RG6 5UL  
SUBMITTED BY : Earley Town Council  
DATE SUBMITTED : 13/05/2026

COMMENTS:

ETC raises objection to this application and recommends that WBC refuses the application as the projection of the front extension almost up to public footpath, running in front of the dwelling, reduces the scope for soft landscaping and presents an overbearing nature to the footpath, adversely impacting the relationship of the dwelling with the adjacent open space, being of an inappropriate scale, mass, built form and character to the area, impinging of the perceived quality of the open space by pedestrians, failing to contribute towards a sense of place, contrary to the following sections on the Borough Design Guide, contrary to Policies CP1 and CP3. R6 - failure to contribute to the attractiveness of the street; R12 - failure to provide a front boundary treatment that contributes positively to the character of the area; R23 - failure of the front extension to contribute positively to the local character, and being too dominant.

2: The applicant has failed to demonstrate how the front extension can be constructed without obstructing the public footpath, to the detriment of the amenity of pedestrians, contrary to Policy CP3.