

PLANNING REF : 260919
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 there has been no significant change in relevant National or Local Policy since application 181585 was determined, and the following reasons for refusal still apply: 1. The use of the property as a sui generis house in multiple occupancy (HMO), for eight occupants, would result in an over intensive use of the dwellinghouse, which would have a detrimental impact upon the amenity of neighbouring residential occupiers and the character of the area through issues including additional pedestrian and vehicle movements leading to increased noise and disturbance, competition for on street parking spaces. As such the proposal is contrary to policy CP3 of the Core Strategy and policy CC07 of the MDD Local Plan. result in on-street parking which would have a detrimental impact on highways safety. As such, the proposal is contrary to policy CP6 of the Core Strategy and policy CC07 of the MDD Local Plan.

3: The applicant has failed to demonstrate that the bedrooms are adequate for the number of persons to be accommodated, particularly the loft space room, as defined in the National Described Space Standards, which sets minimum floor areas and dimensions for bedrooms, as supported by Policy TB07.