

PLANNING REF : 260372
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 11/03/2026

COMMENTS:

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

1: The proposed flank wall window to the new "bedroom 4" is only 17m away from the windows in the rear elevations of 25 and 27 Egremont Drive, contrary to the guidance in Section R15 of the Borough Design Guide which

recommends 22m window to window to maintain visual privacy to habitable rooms, to the detriment of the privacy and amenity of the occupants of those dwellings contrary to Policy CP3.

2: The proposed relocated window to "bedroom 1", is only about 5m from the boundary with 23 Egremont Drive presenting significant overlooking of that garden, particularly of the private amenity space immediately to the rear of dwelling contrary to Section R16 of the Borough Design Guide recommending a 11m separation to maintain privacy and amenity, contrary to policy CP3.