

PLANNING REF : 203514
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 10/02/2021

COMMENTS:

Recommendation: Refusal due to the proposals failing to enhance the quality of the environment, contrary to Policy CP1; an inappropriate increase in activity to the detriment of other residents, contrary to Policy CP3; lack of adequate landscaping to the frontage contrary to Policy CC03 and Design Policies R6, R12 and R23; and the parking

arrangement is not clearly defined to address the parking demand for each dwelling, with up to 3 spaces required for the 3 bedroom flat and up to 2 spaces required for the 1 bedroom flat, contrary to Policy CC07 and Design Policies P1 and P3

If WBC are minded to approve the following conditions are requested:

1: The proposed rooflights are to be installed with a cill height of at least 1.7m above floor level, and are to be obscured glass, to protect the amenity of neighbouring properties, Policy CP3 and Design Policy R23.

2: A landscape scheme for the frontage of the property shall be submitted to and approved by WBC to ensure an attractive scheme and contribute positively to the local character. Policies CP1 and CC03 and Design Policies R6, R12 and R23.

3: The submission and approval of a parking management plan to ensure adequate unallocated and visitor parking is available to each dwelling at all times.

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