

Date: 19 May 2026
Application: 260954



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 260954

Applicant: Ellies Place Ltd

Site Address: 94 Hartsbourne Road, Earley, Wokingham, RG6 5SJ

Parish: Earley

Grid Reference: Easting - 474040, Northing - 171176

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use from Residential Dwelling to Care Home.

Case Officer: Kieran Neumann

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260954. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **10 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260954
Address:	94 Hartsbourne Road, Earley, Wokingham, RG6 5SJ.		
Proposal:	Full application for the proposed change of use from Residential Dwelling to Care Home.		
Type of Development:	Other Change of Use		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The applicant sets out that the home will operate as a small, staff-supervised residential setting. It is acknowledged that, due to the specific needs of the young residents, there is potential for occasional noise or disturbance that may differ in character from that typically associated with a single private dwelling.

The submitted Noise and Anti-Social Behaviour Mitigation Plan provides a clear framework for managing these impacts. Measures include a defined quiet period after 9:00pm, cessation of external garden use during this time, and a commitment that no amplified sound or unusual noise sources will be introduced. Noise and behaviour management will be overseen by the Registered Manager, supported by trained staff always present. The continuous staffing model and use of proactive de-escalation techniques are significant mitigating factors, reducing both the likelihood and duration of disturbance, although occasional elevated noise events may still occur.

The application is further supported by a Good Neighbour and Community Engagement Plan, which sets out a structured approach to managing relationships with surrounding residents and addressing any concerns. This includes initial engagement with neighbours, the provision of a direct liaison contact, and a clear complaints response procedure. The use will remain visually indistinguishable from

a private dwelling, and the operation will be subject to Ofsted regulation. Together, these measures provide a robust framework to manage potential anti-social behaviour and community impacts, which are considered to be low.

In terms of general activity, the use will generate some additional comings and goings associated with staff shifts and occasional visitors; however, these movements are distributed throughout the day and night, with sleep-in staff reducing late-night activity. Overall, the level of activity is not considered likely to give rise to significant additional disturbance.

Conclusion

Having regard to the submitted information, the proposed use is considered to be residential in character and limited in scale. While there is some potential for intermittent disturbance, the management measures, staffing arrangements, and regulatory controls provide confidence that impacts on neighbouring amenity will be appropriately managed.

No objection, on the basis that the number of residents shall not exceed four at any time.

Conditions & Reasons (if required)			
n/a			
Date:	29.05.2026	Signed:	<i>K.Pates</i>