

Date: 29 January 2025
Application: 250114



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250114

Applicant: Victoria Saitoria Mcharo

Site Address: 38 Woodwaye, Woodley, Wokingham, RG5 3HB

Parish: Invalid code

Grid Reference: Easting - 475831, Northing - 173230

Type of Development: Other Change of Use

Proposal: Full application for a change of use from dwelling house (C3) to Children's Home (C2).

Case Officer: Marcus Watts

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 250114. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	250114
Address:	38 Woodwaye, Woodley, Wokingham, RG5 3HB.		
Proposal:	Full application for a change of use from dwelling house (C3) to Children's Home (C2).		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/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 proposal is for accommodation for a maximum of two children. Due to the age range of 9-18yrs and the nature of the accommodation/circumstances, it is unlikely that there will be any car ownership for the occupants.

There will be two members of staff on site at all times, and this may increase up to four staff when required (ie. shift changeover). Any visitors would be on an occasional basis.

There is an existing driveway which can accommodate up to 4 cars and on that basis the level of parking is considered acceptable.

The existing garage would provide space for cycle storage to meet demand for occupants, staff or visitors.

Condition:

There shall be no more than two occupants residing at the premises at any one time.
Reason: To ensure an acceptable level of parking in the interest of highway safety.

Date:	31/1/25	Signed:	AC
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