PLANNING REF : 262623
PROPERTY ADDRESS : 3 Privet Close
:
: RG64NY
SUBMITTED BY : Mr Isaak Ntzanidis
DATE SUBMITTED : 24/11/2026

COMMENTS:
I am writing to object to the application to turn 55 Moorhen Drive, Lower Earley, Reading, RG6 4NZ from a 4 bedroom family house into a 24/7 children's care home.

It will cause issues with parking and road safety.
The parking plan in this application simply does not match the reality of our estate. The documents admit the existing driveway is only 2.4 m by 4.8 m and the garage (2.45 m by 5.55 m inside) is smaller than Wokingham's own 5.0 m by 2.5 m bay and 6.0 m by 3.0 m garage sizes for new provision. Furthermore, the applicant's statements refer to nearby "communal parking areas" on the estate, which makes no sense because there are no communal parking spaces here, all parking bays are
allocated to individual properties. The applicant must therefore be referring to on street parking on the road, where we already have a serious parking problem. Existing residents already struggle for space, made even worse because nearby Thames Valley Police also park on the road here. With up to 4 vehicles linked to the home at the same time (staff, a pool car, managers, and visitors) and tight on-site dimensions that make fitting multiple cars impractical, relying on on-street parking or car-sharing promises will inevitably push cars onto pavements, corners, and neighbouring drives, creating a safety risk for drivers and pedestrians.

Issues with traffic, shift changes, and disruption to neighbours.
This will not operate like a normal family household. The home will run 24 hours a day, with up to 6 staff on weekdays, 4 at weekends, and 2 waking-night staff, working shifts with up to one-hour handovers. On top of that, there is a pool car, weekly family, health, and education visits, monthly social care visits, and regular deliveries. Even if shift handovers happenindoors, having cars arriving and
leaving twice a day every single day, plus overnight movements and any urgent call-outs, will bring constant traffic and noise to a quiet residential street.

Finally, the house is not suitable and we lose a family home.

At around 292 m , this is a modest residential plot, and converting a 4 bedroom house removes a family home from the area. Two of the four upstairs bedrooms (6.11 m and 6.88 m ) are smaller than the 7.5 m
single-bedroom size often used as a guide in appeals, and having up to six staff on site during the week puts far too much pressure on a small property and the neighbours around it.

I understand the need for local children's care homes, but it should not come at the expense of road safety, severe parking strain, and the living conditions of people already living on this estate.
Please refuse this application.