

PLANNING REF : 251215
PROPERTY ADDRESS : The Willows
: 51 London Road, Twyford, Berkshire
: RG10 9EJ
SUBMITTED BY : Mrs Diana Batten
DATE SUBMITTED : 02/07/2025

COMMENTS:

Whilst I accept the need for provision of this type of accommodation I am objecting to this proposal as I believe that the location is entirely unsuitable for the purpose.

1) The property is located on a busy road and only has on-site parking for 2/3 cars. The current road side parking is restricted to residents parking and is already at capacity. With a staff of 11, 7 of which may be on site at certain times, this is completely inadequate. In addition there may be other health professionals and family members who will be visiting the property and for whom there is no parking provision. The nearby fee paying car park is often full by early morning so there is no guarantee of a space there.

2) Access to the property is not suitable for the proposed use. Drivers would need to wait on the main road whilst the necessary security protocols were undertaken to gain access. It would then be necessary to drive across a busy footway used by families with young children attending the Infants School.

The statement suggests that Emergency Services Vehicles would be able to park on the drive but I do not see how a Fire Engine could practically do this given the very limited access and restricted space, especially if there are staff cars parked at the property.

3) The location is unsuitable for very vulnerable and high risk children. Additional support and the secluded garden are proposed to ameliorate the potential risks of anti social behaviour but as the property is located in a busy village centre in close proximity to an infants school, residential properties and a busy supermarket there are risks and potential conflict to both the residents, other vulnerable groups such as the Polehampton School children and the wider community.

4) I have concerns about the way that this application has been made. Initially there was no formal notification of the proposal. In addition the proposal suggests that there will be little material change from the current use as a B & B/Hotel. The property does not appear to have been used for this purpose for many years. There is no sign indicating its use, and there is little evidence of it on-line. There is no website and no reviews. I found a listing for it together with a telephone number for booking but when I rang it I discovered that the phone number belongs to the Twyford Dental Implant Centre. Currently the property appears to be a private residential property with very little activity concerning access, so a change to supported living use would have a significant impact on the immediate area. By describing the property as a B & B/Hotel (as was the original change of use in the 1990's) an impression is created that the property is currently being accessed by different people at a variety of times during the day with no issue. This could prejudice the outcome of the application.

