

PLANNING REF : 251215
PROPERTY ADDRESS : London Road Twyford
: Reading, Berkshire
: RG10 9EJ
SUBMITTED BY : Miss Harriet Hope
DATE SUBMITTED : 22/06/2025

COMMENTS:

Myself and my partner are writing to formally object to the proposed change of use of the property located at 65 London Road into a supported living accommodation.

Our objections are based on the following grounds:

1. Parking and Traffic Congestion

The area already suffers from parking limitations and traffic congestion. There is insufficient space within the property itself for vehicles to turn around or park safely, meaning any cars entering or exiting the site would likely do so by reversing onto a busy main road creating additional hazards. Furthermore, nearby public car

parks are frequently full, particularly due to commuter use, and surrounding residential streets are often jam-packed with cars parked by commuters throughout the day. Permits can only be obtained if a property has no alternative parking means, it has already been confirmed in writing by the council that number 65 will not be able to obtain a permit outside the property. These permits are already over-prescribed too. This poses a serious question: where are the additional staff members, visitors, multidisciplinary team members and service vehicles associated with the supported living accommodation expected to park respectfully and safely without worsening an already strained situation?

2. Safety, Infrastructure and Unsuitability of Location

The property is located directly on a busy main road, which already suffers from traffic and limited infrastructure to manage increased vehicle flow. Waitrose delivery lorries and buses already contribute to congestion especially at peak times. The proposed change of use would introduce additional movements from staff, visitors, deliveries, and maintenance contractors all of which would significantly increase the volume of traffic in an area not designed for it.

Compounding this issue is the fact that the property sits directly next to a school. There is already a high volume of foot traffic particularly parents and young children on the pavement during school drop-off and pick-up times. These pedestrians would be forced to navigate around an increased number of vehicles entering, exiting, and manoeuvring in a tight driveway, often involving reversing movements, which significantly raises the risk of accidents and injuries.

Additionally, the property will require a security system to control vehicle and staff access for the safety of its residence. This will inevitably cause cars to wait on the pavement while they are let in. During busy school pick-up and drop-off periods, waiting on a narrow pavement would create a hazardous situation for pedestrians, particularly young children, who will have to squeeze past stationary vehicles in a congested and already risky environment. The road infrastructure is inadequate for such a use. There is only one pedestrian crossing point, positioned directly outside the school gates, with no other safe places to cross nearby until the

cross roads in the village centre. There are no speed cameras or physical traffic calming measures in place to slow vehicles through this corridor.

Increasing traffic to and from a supported living facility would add significant risk to an already strained road network.

Furthermore, the overall character and infrastructure of the neighbourhood are simply not suitable for a supported living facility. This area of London Road is a predominantly residential area, not designed to support commercial-style supported living operations with frequent comings and goings. The scale and intensity of use associated with supported living accommodation for young people would be

incompatible with the quiet residential properties nearby and would create significant disruption for existing residents.

3. Inadequate Local Provisions for Young People

Given that the property proposes to accommodate young children under 18, the lack of appropriate local infrastructure must be considered. The area is already limited in terms of recreational facilities that can offer children fun and stimulation whilst being supervised, like a cinema and leisure centre. Without access to suitable outlets for children in supported accommodation for engagement and development, there is a genuine concern about the risk of antisocial behaviour stemming from a lack of stimulation and support. This would not only be detrimental to the well-being of the young people themselves but could also impact the surrounding community. The busy main road does not provide a safe and calming environment for people in supported living, this too must also be considered carefully.

4. Concerns Over Current Use of Property

We were previously unaware that the property is currently operating as a B&B. A search on Google does not indicate any such business at this address. Furthermore, at the beginning of the year we encountered an individual who introduced himself as a resident of the property and stated he was renting at number 65. This raises questions about the current use of the premises and whether it has already been

operating in a manner inconsistent with local planning approvals or residential zoning.

5. Professional Experience Highlighting Unsuitability

I currently work as an outreach nurse across Berkshire, supporting adults and children in many supported living facilities. Most of these facilities are purpose-built, situated in more open areas, and have more parking to accommodate staff, visitors, and service vehicles. In contrast, the proposed site lacks these essential features, which are critical to safely and effectively provide care. This reinforces our concerns that the property is an unsuitable location for supported living accommodation.

Given all of the above concerns, we respectfully urge the council to reject the proposed change of use. The development is not suitable for this location or the residence it is intended for and would negatively affect the safety, character, and well-being of the local community. Thank you for considering our objection. Myself and my partner would appreciate being kept informed of any progress or decisions regarding this application.