

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 April 2026

Application Number: 260150

Location: 69 Eastcourt Avenue, Earley, Wokingham, RG6 1HH

Proposal: Full application for the proposed change of use of the property to a childrens home (Use Class C2).

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered and titled Location Plan, Existing and Proposed Plans First Floor, Existing and Proposed Plans Ground Floor and BA0327-01a received by the local planning authority on 23/01/2026 and 03/03/2026 The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Restriction of Use - The C2 use hereby permitted shall be carried on only for a Residential Children's Home and for no other purpose in Class C2 of the Schedule of the Town and Country Planning [Use Classes] Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order [with or without modification].

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, being the proposed use is acceptable in this location, and wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

4. Number of Children - The planned number of children occupying the home shall not exceed 5, unless otherwise agreed in writing by the local planning authority via a planning application made specifically for that purpose.

Reason: In the interests of highway safety and neighbouring amenity. Relevant policy: Core Strategy Policy CP3 and CP6.

5. The childrens home hereby approved shall remain in use as a single property and must not be subdivided, nor used, sold, or sublet as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

6. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Recommendation and conditions/reasons agreed: *MC*

Date: 25.03.2026

REMEMBER - The earliest date for a decision on this application is: **26 February 2026**