

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252738
Site Address:	5 Elm Lane, Earley, Wokingham, RG6 5UE
Expiry Date:	27 January 2026
Site Visit Date:	27 June 2025
Proposal: Full application for the proposed change of use of the property to a children's residential care home (Use Class C2) plus erection of a single storey side extension to the existing rear outbuilding and installation of fencing.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards H2 – Presumption against residential losses H7 – Specialist accommodation DH1 – Place making and quality design HC1 – Promoting healthy communities
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
08942	Garage and store	Approved 26/09/1978

980259	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory	Approved 09/02/1999
242600	Application for a certificate of lawfulness for the proposed hip to gable 2no loft extensions to facilitate loft conversion and installation of roof lights.	Approved 06/12/2024
251058	Householder application for the proposed erection of a two-story rear extension, following demolition of the existing conservatory.	Approved 03/07/2025

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection
WBC Highways – No objection subject to conditions
WBC Health and Wellbeing – No comments received
WBC Waste Services – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council raise objection to the application as the applicant has failed to demonstrate that there is adequate parking on site.
Ward Member(s)	Cllr Jorgensen listed this application for planning committee due to insufficient parking. <i>Officer comments: Parking matters were discussed with the applicant and revised information was received. Following receipt of the revised information which addressed the parking concerns, the Cllr was happy to withdraw the listing request.</i>
Neighbours	Four neighbours commented on this application and their concerns are highlighted below: - Will there be adequate parking on site? <i>Officer comments: This is discussed within the 'Highway Access and Parking Provision' section of the main report below.</i> - The new replacement timber shed does not include windows on the eastern elevation. <i>Officer comments: The window on the eastern elevation of the shed is existing.</i> - Fencing heights should ensure privacy and take into account difference in site elevation. <i>Officer comments: The new fence is on the boundary of the application site and no. 3 with a height of 1.8 metres. There is no significant difference in site levels between these two properties.</i>

	- The site terrain is at a higher elevation than adjacent sites and captured rainfall could negatively impact adjacent sites. <i>Officer comments: It is not anticipated that the proposal will impact upon drainage and flooding issues at neighbouring sites.</i> - Waste and garden disposal should not remain on site for extended periods of time. <i>Officer comments: If waste is being left on site for extended periods, this should be raised with Environmental Health.</i> - The maximum number of children in care should be 4. <i>Officer comments: This will be secured by condition.</i>
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APPRAISAL

Description of Development:

This application seeks permission to change the use of the existing residential dwelling (Use Class C3) to a children's residential care home (Use Class C2). Plus, a side extension to the existing rear outbuilding, and a new 1.8m tall timber boundary fence between the application site and no. 3.

Following receipt of comments from WBC's Highways Officer, a revised parking layout with one additional space was submitted, increasing the car parking capacity to 6. Additionally, a revised Transport Technical Note was provided. Section 1.10 of the technical note demonstrates how the comments from the Highways Officer were addressed. Along with the increase in spaces, it was clarified that the maximum number of staff during a handover period would be up to 6, and not 8 that was previously suggested.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The area is largely comprised of two-storey, large, detached dwellings. Whilst the proposed C2 use would result in the loss of a residential dwelling, the primary nature of the proposed use would be quasi-residential and as such it is considered appropriate due to the existing residential form in the directly local area. Additionally, there would

be no physical change to the building in terms of extensions or external works, so there would be no harm in regard to this.

A single storey side extension is proposed to the existing outbuilding in the rear garden. This projects 1.5 metres from the side of the existing outbuilding and runs for a length of 6.5 metres. Given the extension is not sited near neighbouring boundaries, and as views of the extension would largely be obscured from the public realm, there would be no negative impacts upon the character of the area.

The proposed 1.8-metre-high timber boundary fence between the application site and no. 3 poses no harm to the character of the area.

Neighbouring Amenity:

The extension to the existing outbuilding is set away from the boundaries with neighbouring properties, and as such there are no impacts relating to loss of light or overbearing. Fenestration is proposed on the northern elevation, but the extension is single storey and therefore there are no overlooking concerns.

The proposed boundary fence poses no harm to neighbouring amenity.

With regards to potential noise and disturbance, it is acknowledged that the proposal could result in a minor increase in the level of users within the site. However, this increase would be minimal and any potential nuisance from vehicles would only be seen as a minor change from the vehicle usage that would typically be associated with a residential dwelling.

Residential Amenity Space:

The proposed change of use and extension to the outbuilding would not impact upon the usability of the site's rear amenity space for current and future occupiers.

Highway Access and Parking Provision:

The Council's Highways Officer was consulted on this application and they are satisfied that the proposed change of use would not have any negative traffic impacts. Additionally, appropriate visibility splays from the existing access have been demonstrated and the proposed access arrangements are found as being acceptable.

Following receipt of the initial comments from the Highways Officer, the applicant has provided a revised parking layout that shows 6 car parking spaces. It has also been confirmed that there will be a maximum of 4-6 staff working in a single shift, with at most 6 staff between the changeover period. Therefore, the parking provision is found as being acceptable and will be secured via condition. Additionally, a Parking Management Strategy is secured via condition.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics

include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy (CIL):

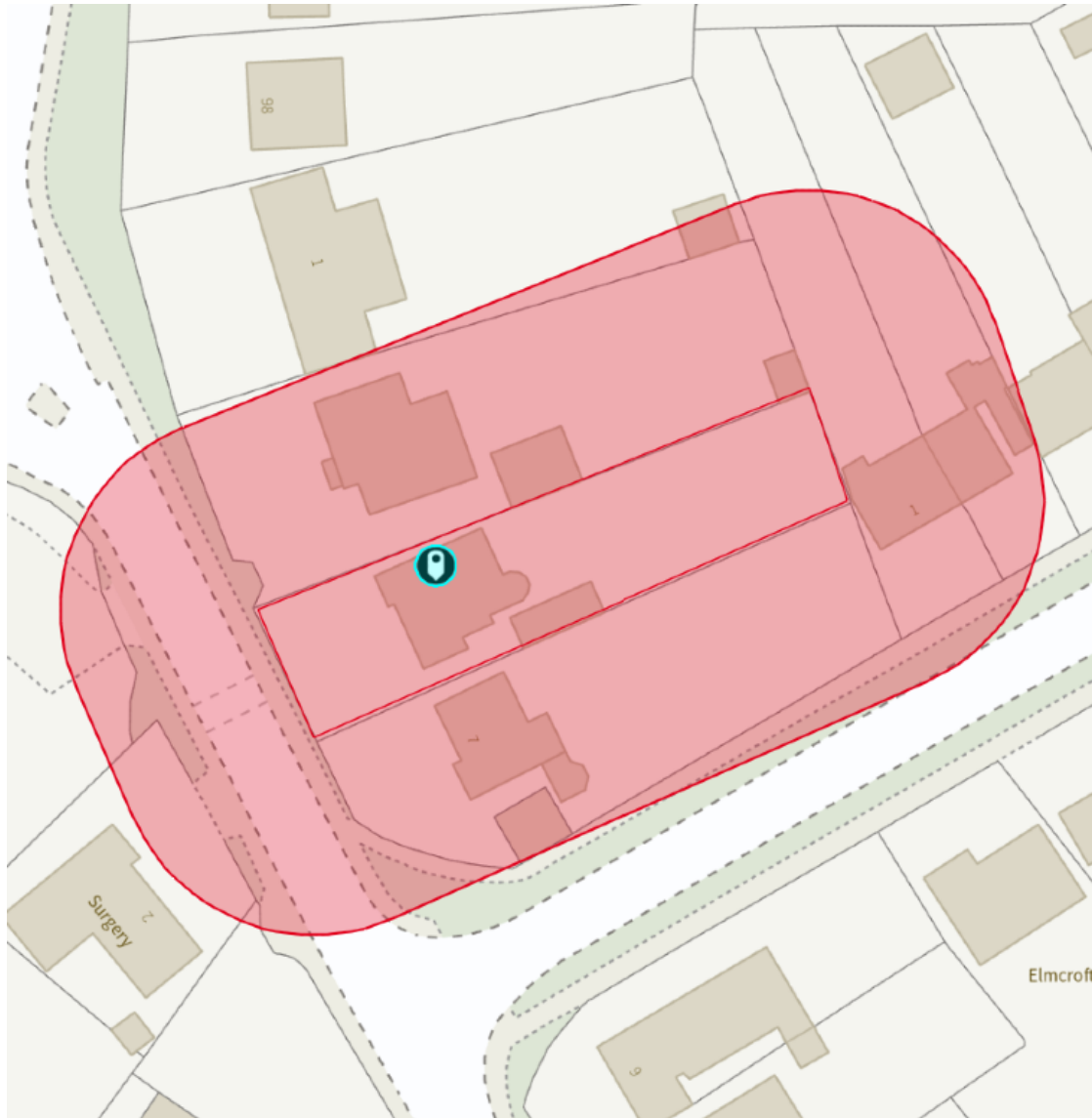
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	27 January 2026
Earliest date for decision:	2 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/01/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-res=&location=473915,172259%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Hillside Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m