

PLANNING REF : 252063  
PROPERTY ADDRESS : 6 Steggles Close  
: Woodley  
: RG5 3AH  
SUBMITTED BY : Mr Christopher Frost  
DATE SUBMITTED : 16/11/2025

COMMENTS:

I am a resident of Steggles Close and live in close proximity to the application site. I wish to object to this proposal on the basis of several material planning considerations, including parking and highway safety, noise and disturbance, over-intensification of use for this location, and the broader impact on the established residential character of the area.

Ground A - Parking Provision and Highway Safety

The proposed change of use will generate vehicle movements significantly above those associated with a typical single-family dwelling. A children's home of this type commonly involves:

- Multiple staff members on site per shift
- Frequent shift changes throughout the day and evening
- Regular visits by social workers, professionals, and other vices
- Occasional family or taxi visits

The application does not demonstrate that sufficient off-street parking is available to accommodate these movements. The surrounding streets already experience high parking pressure, limited visibility at junctions, and narrow carriageways. Additional overspill parking is likely to:

- Obstruct visibility splays
- Increase risks for pedestrians, including elderly residents like myself
- Cause congestion and unsafe manoeuvres on a residential road not designed for institutional-level traffic

This materially conflicts with Local Plan policies aimed at protecting highway safety and ensuring adequate parking provision.

Ground B - Noise and Disturbance to Neighbouring Properties

The nature of a staffed children's home introduces activity patterns that differ substantially from a family dwelling. Noise impacts are likely to arise from:

- Car movements and door slamming during late-night and early-morning shift changes
- Staff arrivals, departures, and outdoor conversations
- Frequent professional visits during the day
- Increased use of the rear garden and outdoor space

These activities will occur across a full 24-hour cycle and have the potential to cause material harm to the amenities of nearby residents, particularly in a quiet residential setting where noise levels are generally low. This is contrary to planning policies that require development to safeguard the amenity of existing occupiers.

Ground C - Over-intensification of the Property

Although the proposal retains a similar number of bedrooms, the intensity of use is significantly greater than a standard C3 residential home. This includes:

- Continuous occupation by staff and residents
- A higher number of daily visitors
- Increased waste generation and servicing requirements
- Greater operational activity within a confined plot

The cumulative scale of activity is disproportionate to the site size and layout. The proposal would result in a level of comings-and-goings far exceeding what the dwelling and surrounding road network were designed to support. This over-intensification is inconsistent with maintaining the character and amenity of the immediate residential environment.

#### Ground D - Impact on the Residential Character of the Area

The surrounding area is predominantly characterised by stable family housing with low and predictable levels of movement typical of C3 residential use. Introducing an institutional use with 24/7 operations, shift-based staffing, and a materially higher level of activity would fundamentally alter the rhythm and character of the street.

Key concerns include:

- Loss of the quiet residential character due to increased operational movements
- A noticeable change from domestic to quasi-institutional activity patterns
- Potential cumulative impact if further similar uses were introduced, eroding the family-housing character of the neighbourhood

This runs counter to Local Plan policies requiring development to be compatible with its context and to preserve and enhance the established character of residential areas.

#### Conclusion

For the reasons set out above, the proposal would cause demonstrable harm in terms of:

- Highway safety and inadequate parking
- Noise and disturbance affecting residential amenity
- Over-intensification of the property
- Adverse impact on the established character of the area

These represent clear material planning grounds for refusal in accordance with the relevant Local Plan policies.

I respectfully request that Wokingham Borough Council refuse this application.