

PLANNING REF : 260872
PROPERTY ADDRESS : 32 Aphelion Way
: Shinfield, Berkshire
: RG2 9FR
SUBMITTED BY : Mrs Sarah Homer
DATE SUBMITTED : 19/05/2026

COMMENTS:

I object to application PP-14843205 for the proposed change of use of 1 Pascal Crescent from a family dwelling (Class C3) to a children's residential care home (Class C2).

My objection is not to the principle of supporting vulnerable children, but whether this specific site is suitable for a staffed C2 institutional use given the existing parking stress, constrained road layout and close proximity to neighbouring homes.

Pascal Crescent and the surrounding roads already experience significant parking congestion on a daily basis. Vehicles regularly park along bends, junctions, pavements and narrow sections of road, reducing visibility and making access difficult for residents, delivery vehicles and emergency services. The estate infrastructure already appears to be operating beyond what it was originally designed to accommodate.

The existing parking situation also creates accessibility issues for disabled residents, wheelchair users, people with mobility difficulties, parents with prams and elderly pedestrians. Pavements are frequently obstructed by parked vehicles, forcing people into the road and creating avoidable safety risks. Any additional parking pressure generated by this proposal would further worsen accessibility and pedestrian safety within the estate.

The proposed use would introduce a materially different pattern and intensity of activity compared with a normal dwellinghouse. Even with only a small number of residents, a children's home involves staff shift changes, professional visits, support workers, social workers, deliveries, inspections and visitor movements throughout the day and evening. In practice, this is an operational staffed use rather than a standard residential household.

The application appears to under-provide parking relative to Wokingham's own parking standards for C2 residential care uses. The proposal includes only two parking spaces despite the application confirming multiple staff members and a staffed operational use. No parking survey, transport assessment, operational parking plan or management plan has been provided to demonstrate that the additional vehicle movements can be accommodated safely without causing overspill parking and additional highway stress.

I am also concerned that the planning statement appears to assess the proposal against Reading Borough planning policies rather than Wokingham Borough's adopted planning framework and Shinfield neighbourhood policies. This raises concerns as to whether the proposal has been properly assessed against the correct local parking, highway and residential amenity standards.

In addition, I understand that the estate is subject to management company covenants intended to preserve the residential character and

amenity of the development. A 24-hour staffed C2 institutional use does not appear consistent with the intended use of the estate as a residential family housing development. While covenant matters may ultimately be private legal issues, I believe the Council should still consider the impact this proposal would have on the character and functioning of the estate as a whole.

I am also concerned about the cumulative impact on an already pressured area. Parking conditions within Pascal Crescent and the surrounding roads are already difficult due to high vehicle ownership, visitor parking and nearby higher-density housing. In addition, there is ongoing development associated with the industrial/business park adjacent to the estate, which uses the same primary access route into the development. Residents previously raised objections regarding the additional traffic pressure and suitability of the estate access arrangements during that application process. The cumulative effect of continued intensification, additional vehicle movements and further operational uses is already placing strain on local roads, parking availability, pedestrian safety and overall residential amenity.

Approving a staffed C2 use with insufficient on-site parking would add further pressure to an infrastructure network that residents already experience as constrained and overburdened.

I respectfully request that the Council fully assess:

- *the actual parking demand generated by a staffed C2 use;
- *the cumulative impact on surrounding roads and junctions;
- *disabled and pedestrian accessibility issues;
- *highway safety and emergency vehicle access;
- *the effect on neighbouring residential amenity;
- *whether the application has been properly assessed against the correct Wokingham planning policies.

For these reasons, I ask that planning permission be refused

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