

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

COMMENTS:

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

My concerns relate primarily to highway safety, parking pressure, emergency access and the cumulative impact of further operational intensification within an already heavily pressured residential estate.

Pascal Crescent and the surrounding roads already experience frequent congestion and overspill parking. Vehicles are commonly parked along bends, junctions and pavements, which regularly reduces visibility and restricts safe access through the estate. At busy times, larger vehicles already struggle to pass through certain sections of the road safely.

This situation has worsened over time due to increasing residential density, visitor parking and additional development nearby. There is also ongoing industrial/business park development adjacent to the estate which uses the same main access route. Residents previously raised concerns regarding the suitability of the estate access arrangements and additional traffic pressure during that application process, however the cumulative effect of continued development is now becoming increasingly noticeable.

The proposed C2 use would introduce a different and more intensive operational pattern compared with a normal family dwelling. Even with a small number of residents, a children's home would involve staff shift changes, professional visits, support workers, deliveries and regular vehicle movements throughout the day and evening.

The application appears to provide insufficient on-site parking for this type of staffed use. Only two parking spaces are proposed despite the application referring to multiple staff members. No transport assessment, parking survey or operational management plan appears to have been submitted demonstrating how staff and visitor parking demand would be accommodated without creating further overspill parking within surrounding roads.

I am particularly concerned about the impact on emergency and service vehicle access. Existing parking conditions already create pinch points within parts of the estate, and further parking pressure could obstruct access for ambulances, fire services, refuse vehicles and delivery vehicles.

I am also concerned about the effect on pedestrian safety and accessibility. Pavements within the estate are already regularly obstructed by parked vehicles, creating difficulties for wheelchair users, disabled residents, parents with prams and elderly

pedestrians who are sometimes forced into the road.

In my opinion, the application does not adequately address the cumulative impact this proposal would have alongside the existing pressures already affecting the estate infrastructure and residential amenity.

For these reasons, I respectfully request that planning permission is refused.