

PLANNING REF : 260872
PROPERTY ADDRESS : 19 Cirrus Drive
: Shinfield, Reading, Berkshire
: RG29FL
SUBMITTED BY : Mr Shankarachary Tatikonda
DATE SUBMITTED : 19/05/2026

COMMENTS:

Dear Case Officer,

I am writing as a local resident to register my strong objection to the above planning application regarding the proposed change of use from a C3 residential dwelling to a C2 children's home.

While I fully recognise the societal need for children's care facilities, I am objecting on the solid planning grounds that this specific property is entirely unsuitable for a commercial C2 institutional operation. The proposal directly conflicts with key policies within the Wokingham Borough Council Core Strategy and the Managing Development Delivery (MDD) Local Plan.

My objection is based on the following material planning considerations:

1. Severe Impact on Highway Safety and Existing Traffic Congestion (Policy CP6) Policy CP6 of the Wokingham Core Strategy dictates that development must not cause detriment to highway safety or worsen parking congestion. Our neighbourhood roads are already severely congested due to a heavy overflow of cars parked continuously on the streets. Adding a commercial C2 facility which requires 24-hour shift patterns, daily staff handovers, management visits, independent Ofsted inspectors, clinical visits, and maintenance vehicles will completely overwhelm our local road network. The applicant has severely minimised the logistical reality of running a staff-led facility. Furthermore, our local roads are already narrow and under immense, unusual pressure due to the ongoing demolition works at Shire Hall. The surrounding streets are heavily congested with heavy machinery, construction traffic, and displaced vehicles. Introducing a high-turnover, commercial pattern of traffic into an area that is already a known bottleneck will create severe traffic gridlock and dangerously compromise access for emergency vehicles. Because our roads cannot absorb this level of constant, overlapping vehicle movement, the proposal directly breaches Policy CP6.
2. Loss of Residential Amenity and Noise Disturbance (Policy CP3) Under Policy CP3, development is required to protect the residential amenity of neighboring properties. The operation of a commercial care home with an unceasing cycle of changing staff, multi-agency meetings, and operational handovers at unsociable hours constitutes an over-intensification of use. This change in the "pattern of activity" will generate a level of noise, car doors slamming, and regular disruption that is entirely alien to a standard residential street. The neighborhood is already dealing with the noise and disruption of the Shire Hall demolition; adding a permanent, high-activity institutional property will completely destroy the quiet enjoyment of our homes.
3. Unsuitable Location and Strain on Infrastructure The application site lacks the sustainable infrastructure required to support a C2 facility without heavily relying on private motor vehicles. Because local transit options are limited, every single staff change, visitor log, and child transit will result in additional car journeys. This isolates the facility's users while placing an unacceptable, concentrated strain on our narrow,

already-compromised local road networks.

Conclusion:

For the reasons outlined above, the proposed change of use represents an inappropriate over-development that will permanently damage the character, safety, and residential amenity of our neighbourhood..

I urge Wokingham Borough Council to refuse planning permission for this application

Yours faithfully,
Mr Tatikonda