To: Wokingham Borough Council **Date: 06 Oct 2026**

Application for Lawful Development Certificate – Proposed Use - **Residential Children's Home –**

Supporting Statement – Maximum 2 Children

Supporting Statement submitted in support of an application for a Lawful Development Certificate for the proposed use of the existing dwellinghouse as a small residential children's home for a maximum of two children.

1. Application Summary

Item	Final entry / selection
Application type	Lawful Development Certificate – Proposed Use (Section 192)
Existing use class	C3 – Dwellinghouses
Proposed use class	C2 – Residential Institutions
Maximum residents	2 children / young people
Duration	Permanent
Building or other operations included?	No
Change of use included?	Yes
Has the proposed children's-home use started?	No

2. Description of Proposed Use

Proposed use of the existing dwellinghouse as a small residential children's home (Use Class C2) accommodating a maximum of two children/young people as their primary residence.

The children will live at the property in a domestic residential environment and undertake normal day-to-day household activities including sleeping, eating, studying, recreation and other domestic activities. Care and supervision will be provided by appropriately trained staff on a rota basis, 24 hours a day, seven days a week.

The property will remain a single residential unit and will not be subdivided into separate residential units. No industrial or commercial processes will be undertaken and no specialist machinery will be installed. No building operations or external alterations form part of this application.

3. Existing / Last Known Use

The existing lawful use of the property is as a single dwellinghouse within Use Class C3 (Dwellinghouses). The property has been used for ordinary residential purposes as a single dwellinghouse. The existing lawful residential use has not ceased and remains the existing lawful use of the property at the date of this application.

Date existing use ceased: Not applicable – the existing C3 dwellinghouse use has not ceased.

4. Grounds – Why the Existing Use is Lawful

The property is an existing single dwellinghouse with an established lawful residential use falling within Use Class C3 (Dwellinghouses). There has been no material change from that existing lawful residential use prior to the proposed use which is the subject of this application.

5. Supporting Documentary Evidence

Site Location Plan, Site/Block Plan, existing and proposed floor plans and supporting statement describing the existing lawful residential use and the nature and scale of the proposed use.

6. Why a Lawful Development Certificate Should Be Granted

The application seeks confirmation under Section 192 of the Town and Country Planning Act 1990 that the proposed use of the existing dwellinghouse as a small residential children's home (Use Class C2), accommodating a maximum of two children, would be lawful and would not constitute a material change of use requiring planning permission.

The property will continue to function fundamentally as a residential home. The children will reside at the property as their primary residence and will undertake ordinary domestic activities including sleeping, eating, studying, recreation and day-to-day living. Care and supervision will be provided by staff on a rota basis.

The property will remain a single residential unit and will not be subdivided into separate units. No industrial or commercial processes will take place and no external alterations or operational development form part of this application.

Whether a change in use amounts to a material change of use is a matter of fact and degree having regard to the character, nature, scale and planning consequences of the particular use. Given the limited scale of the proposed home, accommodating a maximum of two resident children and its continued domestic and residential character, it is considered that the proposed use would not result in materially different planning circumstances or materially alter the character of the property compared with its existing residential use.

Accordingly, it is considered that the proposed use would not amount to a material change of use requiring planning permission and a Lawful Development Certificate is therefore sought under Section 192 of the Town and Country Planning Act 1990.

There are **no building works or external alterations proposed** as part of this application.

7. Operational Staffing

The proposed home will operate on a 1:1 care model for a maximum of two children. Staffing will be provided on a rota basis to ensure continuous care and supervision. The anticipated overnight arrangement will include two sleep-in staff and one waking-night member of staff. Approximately four staff members may be present at the property at any one time, depending on shift handovers, the assessed needs of the children and operational requirements.

Yes — for **Section 8**, I would word it more professionally for the planning submission:

8. Proposed 3D Visualisation and Parking

Please see the attached **3D proposed visualisation of the property**, which has been provided to assist in illustrating how the property is intended to operate as a small residential children's home.

The 3D visualisation is **illustrative only .** The existing physical layout of the property will remain unchanged and no internal or external building alterations form part of this application. The visualisation is intended simply to demonstrate the proposed use and general arrangement of the rooms, including the children's bedrooms, staff /overnight room, communal living areas, kitchen/dining area, study/office, garden and children's activity room within the existing outbuilding.

The property also benefits from **off-street parking on the existing driveway**, with additional on-street parking available in the surrounding area. No alterations to the existing driveway or parking arrangements are proposed as part of this application.

Should you have any questions please feel free to contact us.

Kind regears,

Aftab Ahmad

Email: [redacted]