

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 December 2025

Application Number: 252063

Location: 2 Steggles Close, Woodley, Wokingham, RG5 3AH

Proposal: Full application for the proposed change of use from residential (Use Class C3) to a children's care home (Use Class C2).

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- 642-PROP-02 (received 29/08/2025)

- 642-PROP-03 (received 04/11/2025)

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The site shall not be occupied by more than six occupants, with a maximum of three children (residential dependents), at any one time.

Reason: In the interests of Highway Safety and to ensure adequate parking provision for the site. Relevant Policy: Core Strategy Policy CP6 and Section 9 of the NPPF.

Informatives

1. The LPA note that drawing number 642-PROP-03 indicates that the grassland to the immediate south of the property is 'front garden'. The use of this land is actually amenity land, and is not within the ownership of 2 Steggles Close. The applicant is reminded that this permission does not give consent for the use of this land for residential garden purposes.

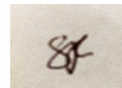
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received.

This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans/information being submitted by the applicant to demonstrate that the proposals do not constitute a material change of use.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:

A small, square, light-colored stamp or mark containing a handwritten signature in dark ink.

Date: 27.11.25

REMEMBER - The earliest date for a decision on this application is: **19 November 2025**