PLANNING REF : 262623
PROPERTY ADDRESS : 29 Privet Close
: Lower Earley, Berks
: RG6 4NY
SUBMITTED BY : Mr Dean Padbury
DATE SUBMITTED : 24/11/2026

COMMENTS:
Dear Planning Officerctivity that is materially greater than that of a typical family dwelling and is incompatible with the limited parking provision available on the site.

The application form appears to overstate the amount of usable parking. In practice, the site cannot safely accommodate the vehicles associated with a 24-hour staffed operation, including shift changeovers, managers' visits, social worker attendance, professional meetings, maintenance contractors, deliveries and transport associated with residents' education and activities.

Even if only a proportion of these vehicles are present at any one time, the cumulative demand for parking is likely to exceed the capacity available within the site. This will inevitably result in overspill parking on the surrounding residential streets, increasing parking stress for existing residents and reducing the availability of on-street parking.

Particular concern arises during staff shift changes, when arriving and departing staff may overlap. At these times, vehicle numbers are likely to peak, creating additional congestion, manoeuvring movements and parking pressure. The resulting increase in vehicle activity would be significantly greater than that normally associated with a single-family dwelling.

The increased frequency of vehicle movements also raises highway safety concerns. Additional arrivals and departures throughout the day and night, together with school transport and professional visitor traffic, would increase conflict between vehicles, pedestrians and otherroad users. This is especially concerning on a residential street designed primarily to serve family homes rather than a continuously staffed institutional-style use.

For these reasons, the proposal would harm highway safety and residential amenity and would be contrary to planning policies that require development to provide adequate parking, avoid unacceptable impacts on the highway network, and protect the character of established residential areas.