

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 7 August 2026

Application Number: 261254

Location: 98 Elm Road, Earley, Wokingham, RG6 5TD

Proposal: Application to vary condition 3 of planning consent 241370 for the proposed change of use from use Class C3 (Dwelling house) to C2 (Residential institution) with no alterations to the property. Condition 3 refers to the restriction of change of use and the variation is to amend the wording of the condition with regards to the 'short term care'.

Recommendation: Approve

Conditions and/or Reasons

3. Restriction of Change of Use

The premises shall be used only for providing long term residential care as a children's home and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town Country Planning (Use Classes) Order 1987 or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order [with or without modification].

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, being the care of people with learning disabilities, and wish to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1 & CP3.

All other conditions of planning permission 241370 apply to this planning permission, viz:

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 (24/ERE/05 RevA), (24/ERE/01/021), (24/ERE/01/022), (24/ERE/01/031), (24/ERE/01/032), (24/ERE/01/041), (24/ERE/01/042), (24/ERE/01/051), (24/ERE/01/052), received by the local planning authority on 04/06/2024 & 31/07/2024. 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. See above.

Reason: See above.

4. Number of residents - No more than 4 residents (excluding staff) shall reside in the property at any one time.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Parking and turning space to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. The Parking Management Plan (PMP) shall be implemented as approved unless agreed otherwise, in writing, by the LPA.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Cycle parking details required - Within 3 months of the date of the decision notice, details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. 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

and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is asked to monitor noise levels from the use and should issues continually arise, review mitigation methods to limit the impact upon neighbours.

3. It is recommended that the applicant ensures ongoing community engagement is carried out to ensure the success of the home.

Recommendation and conditions/reasons agreed:



Date: 06/08/26

REMEMBER - The earliest date for a decision on this application is: **7 July 2026**