

Planning Statement

*Proposed change of use from C3 to C2 for up to three occupants at 46 Delamere Road,
Earley, Reading, RG6 1AP*



Site Location:	46 Delamere Road, Earley, Reading, RG6 1AP
Date:	19 May 2026
Planning Authority:	Wokingham Borough Council

1. Introduction

Homz has been instructed to prepare this Planning Statement in support of a full planning application for the change of use of 46 Delamere Road, Earley, Reading (RG6 1AP) from Use Class C3 (dwellinghouse) to Use Class C2 (residential institution). The proposal seeks to enable the property to operate as a small residential children's care home, providing a safe and supportive living environment for young people with varying needs.

The planning statement outlines the site, existing block plan, description of development and planning considerations in support of the proposal.

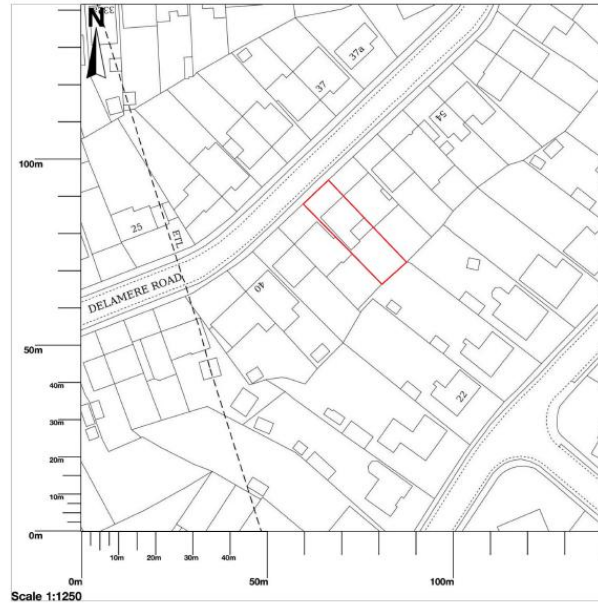
2. Site and Context Analysis

2.1 Location and surroundings

The application site comprises a two-storey residential dwelling located within an established residential area in Earley. The submitted drawing titled "Site Location Plan" (Drawing No. H-0453-01, dated 06.05.2026) illustrates the position and extent of the application site within its surrounding context. The plan is produced at a scale of 1:1250 (A3) and includes a scale bar for accuracy. The application site is clearly identified within a wider urban setting and extends to an area of approximately 365.37m². The site is shown in relation to surrounding properties, streets, and land uses, allowing the reader to understand its position within the local area. The wider context indicates a predominantly residential setting, with neighbouring plots and buildings arranged along established roads. The plan also confirms:

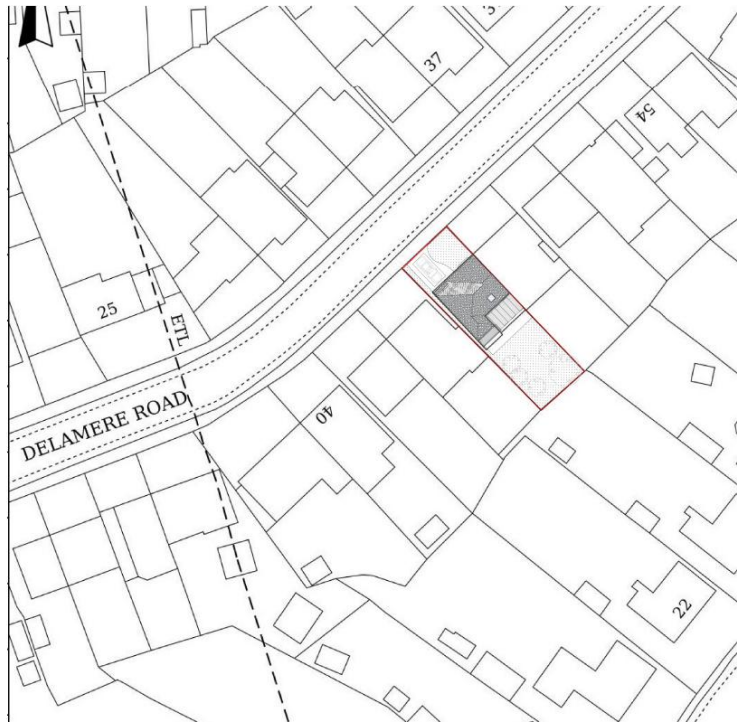
- The site boundary and its relationship with adjoining plots
- The orientation and layout of surrounding streets and buildings
- The site's integration within an existing built-up area

Refer to the site location plan below for further detail:



2.2 Existing built form

The Existing Block Plan (Drawing No. H-0453-02) illustrates the current arrangement of the application site within its immediate context at a scale of 1:500. It shows the property set within a defined residential plot, including a front garden, an existing parking space, and a pedestrian pathway connecting to the public highway. The plan also identifies established access arrangements, including a dropped kerb and tapered kerb stones, confirming suitable vehicular and pedestrian access. Surrounding properties are shown in a typical suburban layout, demonstrating the site's integration within an established residential area. No alterations to the site layout, access, or external areas are proposed, and the drawing is provided for context and identification purposes only.



3. Description of development

Planning permission is sought for, a change of use from Class C3 to Class C2 in order to operate the property as a children's residential care home.

Key elements of the proposal:

- Accommodation for up to 3 young people
- Occupation in a domestic, family-style environment
- Provision of support for children and young people [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- Staffing provided on a rota basis, ensuring appropriate supervision and safeguarding at all times

Internal Arrangement

The property will be arranged to provide:

- 3 single-occupancy bedrooms for residents
- Shared facilities including:
 - Lounge
 - Kitchen and dining area
 - Bathroom/WC facilities
- Space for staff presence and oversight (non-institutional in character)

No significant alterations to the layout are proposed beyond minor internal adjustments, where necessary, to support the care function.

4. **Planning History**

The council's public access portal has the following history related to the property:

Planning Application Number: 141053

iLAP Number: F/2014/0484

Site Address: 46 Delamere Road, Earley, Reading, RG6 1AP

Description: Application for conversion of garage to habitable accommodation (retrospective)

Date Received: 26 February 2014

Date Valid: —

Decision Type: Not proceeded with

Application Status: Determination Made

Planning Policy

The proposed development has been assessed against the statutory development plan for Wokingham Borough, alongside national planning policy.

Adopted Development Plan

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In Wokingham, the adopted development plan comprises:

- The Core Strategy (2010)
- The Managing Development Delivery (MDD) Local Plan (2014)

- The Central and Eastern Berkshire Joint Minerals and Waste Plan (2023)

The Core Strategy sets out the overarching spatial vision for the Borough up to 2026, including the delivery of housing, infrastructure, and community facilities, and seeks to protect the character of existing residential areas whilst supporting sustainable communities.

The MDD Local Plan builds upon this strategy by providing more detailed development management policies, including those relating to:

- Design quality and character
- Protection of residential amenity
- Accessibility and transport considerations
- Provision of community and social infrastructure

Collectively, these policies support development that is well-related to its surroundings, maintains local character, safeguards neighbouring amenity, and delivers necessary services and facilities to meet community needs.

Emerging Policy

Wokingham Borough Council is currently preparing a Local Plan Update (2023–2040), which has been submitted for examination but is not yet adopted and therefore carries limited weight in decision-making. Nevertheless, it indicates the Council's ongoing support for sustainable development and the provision of infrastructure and services, including community uses.

National Policy

At a national level, the National Planning Policy Framework (NPPF) promotes the creation of healthy, inclusive, and safe communities, with paragraph guidance supporting the delivery of specialist accommodation for vulnerable individuals, including residential care facilities. The NPPF also requires that development:

- Is sympathetic to local character
- Protects residential amenity
- Represents an appropriate and sustainable use of land

Policy Compliance

The proposed change of use from Class C3 to Class C2 aligns with the above policy framework in that it, Makes efficient use of an existing residential property including providing a local need. Maintains the character and appearance of the surrounding area, in

maintaining the residential nature of the use of the property. Safeguards residential amenity, with a scale of use comparable to a family dwelling and provides an important form of social and community infrastructure in the form of a small children's care home

Accordingly, the proposal is considered to be fully consistent with the adopted development plan and national planning policy, and should be supported in principle.

5. Material Planning Considerations

In addition to development plan policy, the following material planning considerations are relevant to the determination of this application.

5.1 Principle of Development

The site lies within an established residential area where the principle of residential-based uses is supported. The adopted Wokingham Borough Core Strategy (2010) seeks to maintain and enhance the quality of life within existing communities, including the provision of necessary infrastructure and services to meet identified needs.

The Managing Development Delivery (MDD) Local Plan (2014) further supports proposals that represent an efficient use of land and contribute positively to the range of housing and community facilities available within the Borough. The proposed change of use to a small-scale children's care home (Use Class C2) is considered to fall within this broad objective, providing an important form of social infrastructure within a residential setting.

5.2 Impact on Character and Residential Amenity

Key policies within the adopted development plan require development to:

- Respond appropriately to the character of the surrounding area
- Provide a high standard of amenity for existing and future occupants
- Avoid unacceptable impacts such as noise, disturbance, overlooking, or over-intensification

The Core Strategy promotes safeguarding the character of existing residential areas, ensuring that new development integrates well with its surroundings and supports cohesive communities. Supporting guidance, including the Borough Design Guide, also emphasises that proposals should be sympathetic to their context and avoid harm to neighbouring amenity.

In this case, the proposal involves a modest number of residents (maximum of three young people) within a typical dwellinghouse envelope. The scale and nature of the use are

comparable to that of a single household and notably less intensive than the existing 6-bedroom HMO arrangement. As such, the proposal would not materially alter the character of the property or result in unacceptable impacts on neighbouring amenity.

5.3 Highways and Accessibility

The development plan requires that proposals do not result in severe impacts on the local highway network and that appropriate access and parking arrangements are retained. The Existing Block Plan confirms that the site benefits from established vehicular access and on-site parking provision, including a dropped kerb arrangement.

Given the reduced occupancy compared to the existing use and the managed nature of staffing, the proposal is not expected to generate additional traffic movements or parking demand that would be harmful to highway safety or capacity.

5.4 Provision of Social Infrastructure

The development plan and national policy both support the delivery of facilities that meet the needs of the community. The proposal would provide specialist residential accommodation for vulnerable children and young people, contributing positively to local service provision.

This aligns with the overarching objectives of the Core Strategy to deliver sustainable communities supported by appropriate infrastructure. It also reflects national policy in the NPPF, which promotes the creation of inclusive communities and supports development that delivers accommodation for those with specific needs.

Planning Balance

When assessed against the adopted development plan as a whole, the proposal represents a suitable and sustainable use of an existing residential property that would maintain the character and amenity of the surrounding area, avoid any significant adverse impacts in terms of highways or neighbouring living conditions, and deliver clear social and community benefits. Accordingly, there are no material considerations that would outweigh the presumption in favour of sustainable development, and the proposal is considered acceptable in planning terms.

Conclusion

The proposed change of use of 46 Delamere Road from Class C3 to Class C2 represents an appropriate and sustainable form of development within an established residential area. The scheme would retain the property's residential character, operate at a scale comparable to a typical dwelling, and would not give rise to any material harm to neighbouring amenity or highway conditions. Furthermore, the proposal would deliver important social benefits through the provision of a small, well-managed children's care home within a domestic

setting. Overall, the development accords with the relevant policies of the adopted development plan and the objectives of the National Planning Policy Framework, and there are no material considerations that would justify withholding planning permission. Accordingly, the application is respectfully recommended for approval. Should the Planning Authority request any further information in order to process the planning application please contact Chadernnay Glenn at Homz UK (Chadernnay@homz.uk) directly as the acting agent and we will be more than happy to deliver any additional information as and when required.