

Supporting PLANNING STATEMENT

Change of use from a Single Family House to a
Residential Institution for
3 Children (C2)
requesting rewording of 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'.

At

98 Elm Road Wokingham RG6 5TD

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Date: Updated 26/06/2026

1.0. Introduction

- 1.1. This planning statement has been produced to support a planning application seeking a change of use from Short Term Respite Care to Long term Residential for Children, residential institution for 3 Children at 98 Elm Road Wokingham RG6 5TD. The application is submitted to Wokingham Council. 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'.

This application seeks to remove the wording of Respite short Term care to Long term care for Children living in Wokingham and deemed safe to remain with the borough. The premises can accommodate up to 3 Children ages of 7 and 17.

The home will be staffed 24/7 and all children will be under supervision. The proposed dwelling house will be for the occupation by up to 3 dependent Children where care is provided by up to 5 adults, on a rota system, including a Registered Manager. The manager will work Monday to Friday between 9 am to 5 pm but not required to be in the home every day.

- 1.2. Wokingham Council- Children Services will be prioritised and Ofsted will regulate the Placements.
- 1.3. The Placement will cater for 3 Children between the ages of 7 to 17 years and regulated by Ofsted.

- 1.4. The home is designed to offer stable, medium-to long-term care placements. The children will attend local schools and local community-based activities such as sports clubs.
- 1.5. There will be a total staff number of 5 Staff who will work shifts. Shift patterns will be Days/Nights – 7:30am-8:00pm, 2 staff plus the manager and 7:00 pm-8:00am, 1 sleep in and Waking Night. There will be occasional visits from social workers, education professionals, and family members, primarily by appointment. These visits will be carefully scheduled to minimise any disruption to the household environment and maintain consistency for the residents. Vehicle movements will be mostly limited to staff arrivals and departures at shift change times, as well as occasional visitor arrivals.

2.1 The Property

2.2. The application site is located at 98 Elm Road Wokingham RG6 5TD

2.3. The current use of the property is a residential house providing respite for service users requiring 24/7 care and support. The property has reasonable adaptations and fire panel, fire doors and system which allows it to operate as a residential home.

2.4. The property currently provides 3 bedrooms, for Respite Residential Care.

2.6. The house benefits from front and rear garden areas its is detached and has its own secure entrance. The rear garden is of a size and scale that would be capable of providing sufficient communal amenity area for the future occupants of the property.

3.0. The Proposed Development

3.1. Planning permission is sought to change the use of the property at 98 Elm Road Wokingham RG6 5TD from a house under current use for short term respite care to Long Term care for Children as a Residential Institution (C2) for 2 Children who are in the care of the local Authority.

3.3. The property already includes Ramped access for ease of mobility to meet Part M of Building Regulations other internal modifications to meet the requirements for the safe operation of a residential institution.

4.0. Site Planning History:

App. No.: 261254 Site Address: 98 Elm Road
Earley Wokingham
RG6 5TD

Description: 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'.

Received Date: 22/05/2026 Date Valid: 12/06/2026

iLap Ref No.: PP/14957359

04/06/2024

App. No.:241370 Site Address: 98 Elm Road

Earley Wokingham

RG6 5TD

Description: Full application for the proposed change of use from use Class C3 (Dwelling house) to C2 (Residential institution) with no alterations to the property.

Received Date: 30/05/2024 Date Valid: 04/06/2024

iLap Ref No.: None Decision Date:23/09/2024

Decision: Approved

20/07/2018

App. No.: 182047 Site Address: 98 Elm Road

Earley WokinghamRG6 5TD Description: Householder application for the proposed erection of front canopy. Received Date:20/07/2018 01:00:00 Date

Valid:25/07/2018iLap Ref No.: None Decision Date:31/08/2018

Decision Approved

5.3. National Planning Policy Framework December, 2024

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. The National Planning Policy Framework (NPPF) was published in March 2012 and the latest revision was in December, 2024 and amended in February, 2025. This is a key part of the Government reform to make the planning system less complex, more accessible, and to promote sustainable growth.

5.4. Section 5 of the framework asks Councils to:

- Deliver a wide choice of high quality homes;
- Deliver a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; and
- To identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

5.5. There is clearly a need and demand for a range of housing types and sizes across the Country, and this includes specialist housing as we are proposing for children in care who require long term care.

5.6. There are no apparent development impacts which could be said to cause significant or demonstrable harm. On this basis, we ask that the change of use application is considered favourably.

6.0. Main Issues and Considerations.

- Principle of Conversion into a residential institution for Children in care
- Design, Character and Appearance.

- Amount and case for development
- Impact on Living Conditions/ Residential Amenities.
- Impact on Local Economy
- Refuse and Recycling.

6.1. Principle of Conversion into a Residential Institution:

6.2. Having regard to the relevant local and national planning policy as outlined earlier, the principle of specialist housing is acceptable by virtue of Wokingham Local Plan (2021-2041) Core Policies 2020 and 2024 if the following criteria are met:

- (a) The development will be achieved in partnership with the council and/or health partners.
- (b) Having to prioritise Wokingham Children Services arrangements for Supported Housing and Extra Care Housing agreed with the Council to maximise the utilisation for local residents, and to ensure against the importation of need from outside the district.
- (c) Be clear about how the provision will meet the needs of the district's residents.
- (d) Be of a size appropriate to the service user group and level of need.
- (e) Support the integration of vulnerable residents with specialist housing need into communities.

6.3. Design, Character and Appearance.

6.4. The premises is currently a residential dwelling house and the surrounding area is also residential in character. Given that, the property is medium size in nature, the proposed change of use to a residential institution would not result in any intensification or material change of use to the extent of causing a detrimental impact upon the character and appearance of the street, locality and building. 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'.

6.5. In light of the above, it is considered that the proposed development as a whole accords with National Local Plan Policies 2; 54; 55 and the NPPF.

6.6. Amount and Case for Development

The proposal seeks to re-designate the premises to long term residential care institution for children. It is targeted toward service users those deemed safe to remain in Wokingham and in care of the local Authority . The purpose of the institution is to establish basic independent living skills through appropriate wholesome care. This will contribute toward meeting the District Council's demand to provide accommodation for Children in care.

6.7. Layout

The layout of the bedrooms, shared kitchen, dining and bathroom facilities makes efficient use of the space available thereby ensuring a good living standard for the residents.

All the spaces conform to the acceptable minimum sizes of rooms according to the prescriptions of The Technical Housing Standard – Nationally Described Space Standards.

6.8. Impact on Living Conditions/Residential Amenities.

6.9. The development would not give rise to any significant impact on the living conditions of neighbouring properties, particularly in terms of overlooking, noise nuisance and other disturbances, dominance, overbearing, loss of light, loss of outlook, loss of sunlight or increased sense of enclosure.

6.10. The property has sufficient useable and accessible rear garden area which is capable of being used by the future occupants of the residential institution as a communal amenity area

6.12. Impact on Local Economy.

The proposed development is a specialist housing which will employ up to 5 staff.

6.13. Refuse and Recycling.

6.14. Refuse storage and recycling facilities are conveniently located to the forecourt of the property. The properties generally have bins and storage facilities located to the front driveways or forecourts. The visual impact of refuse and collection or recycling facilities would be acceptable in the street scene having regard to the existing situation.

7.0. Summary and Conclusion

7.1. The proposals are acceptable in principle as they would neither result in the intensification of use of this property nor alter the character and appearance of the property, street and locality.

7.2. The proposals adhere to the provisions of the aforementioned policies of the adopted local plan and guidance within the NPPF. As such, we respectfully ask that, the application is approved.

APPENDIX

FRONT VIEW SHOWING ON-SITE CAR PARKING SPACES





REAR VIEW SHOWING GENEROUS SPACE AND RAMPY ACESS