

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 21 March 2025

**Application Number:** 250114

**Location:** 38 Woodwaye, Woodley, Wokingham, RG5 3HB

**Proposal:** Full application for a change of use from dwelling house (C3) to Children's Home (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 SC203\_P2 and SC203\_P3 received by the local planning authority on 21 January 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. Restriction of use - The C2 use hereby permitted shall be carried on only for a Residential Children's Home and for no other purpose in Class C2 of the Schedule of the Town and Country Planning [Use Classes] Order 1987 (as amended) or in any provision equivalent to that 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 proposed use is acceptable in this location, and wishes 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 and CP6.*

4. Number of children - The planned number of children occupying the home shall not exceed 2, unless otherwise agreed in writing by the local planning authority via a planning application made specifically for that purpose.

*Reason: In the interests of highway safety and neighbouring amenity. Relevant policy: Core Strategy Policy CP3 and CP6.*

## **Informatives**

1. The development accords with the policies contained within the adopted development plan and there are no material considerations that warrant a different decision being taken.

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



Recommendation and conditions/reasons agreed:

Date: 19 March 2025

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