

Date: 5 February 2026
Application: 260150



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260150

Applicant: The Owner and/or Occupier

Site Address: 69 Eastcourt Avenue, Earley, Wokingham, RG6 1HH

Parish: Earley

Grid Reference: Easting - 474546, Northing - 172777

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the property to a children's home (Use Class C2).

Case Officer: Tariq Bailey-Biggs

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260150. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **26 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260150
Address:	69 Eastcourt Avenue, Earley, Wokingham, RG6 1HH.		
Proposal:	Full application for the proposed change of use of the property to a children's home (Use Class C2).		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

The development proposes to change the existing dwelling (C3) to a children's home (C2) for five young people between 16 – 18 years old. There will be a maximum of two full time day staff, and one staff member present overnight, with a maximum of two staff on site at any one time.

The proposals would not result in an increase of habitable rooms (ten).

It is understood that there are two refused applications (Ref. 243011 and 251306) associated with the site for a certificate of lawfulness for the proposed use of the dwelling for supported accommodation.

Staff Arrangement

Section 4.6 of the 'Planning Statement' outlines the proposed shift time, and there will be a maximum of 2 members of staff at the property at one time, with a 15-minute handover period between the night shift staff and day staff 1, and between day staff 2 and the night shift staff.

While the Highways would recommend changeover to be carried out beyond the network peak hours, it is considered acceptable for the given scale of the proposal.

Parking

Car parking is to be provided in line with WBC Parking Standards, and each car parking space shall have minimum dimensions of 5.0m x 2.5m.

According to WBC Parking Standards, proposals for C2 'Residential Care Home' will require one car parking space per on-site full-time equivalent member of staff and one visitor space for every 3 residents, which equates to three car parking spaces. The submitted Planning Statement sets out the requirement for a house car, and in turn the proposals are for three parking spaces, shown on the Site and Location Plans Drawing (Ref: BA 0327-01).

The car parking proposals are acceptable in principle; however, a parked car at Parking 3 will obstruct cars from Parking 1 and 2 to leave the site. The proposed parking plan will likely require parking management measures to be proposed. It is recommended that the parking layout to be revised so the three spaces can be accessed independently, allowing ease of access / egress of staff and visitors.

The applicant shall consider moving 'Parking 3' alongside '1' and '2' and realigning the bays to be in line with the building. As mentioned above, all spaces are to have minimum dimensions of 5.0m x 2.5m.

Access

No changes to the existing access arrangements are proposed, which is acceptable.

Traffic Impact

The submitted Planning Statement states that the proposal "*would operate in a similar manner to a typical C3 dwelling in terms of trips*". It sets out the shift patterns of the three staff members, of 08:00 – 16:00, 12:30 – 20:30 and 20:15 – 08:15. It is acknowledged that the trip generation during peak periods would be similar to the existing dwelling.

Cycle Storage

Cycle provision should be provided in accordance with WBC standards that require 1 cycle storage space per 5 members of staff. This provision should be indicated on a plan or to be secured via planning condition.

Refuse Collection Arrangement

It is expected that the existing refuse collection remains suitable for the proposed site however, to avoid overspilling of wastes and recyclables to the driveway, the required area of the refuse collection point shall be confirmed with the council's Cleaner & Greener team.

Conditions & Reasons (if required)

Date:	16.02.26	Signed:	JP [LS]
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