

PLANNING REF : 260872
PROPERTY ADDRESS : 4 Pascal Crescent
: Reading
: RG2 9FP
SUBMITTED BY : Mr Thileepan Mahendran
DATE SUBMITTED : 29/04/2026

COMMENTS:

Dear Planning Officer,

I strongly object to application PP-14843205 for the change of use of 1 Pascal Crescent from Class C3 dwellinghouse to Class C2 residential institution for a small children's residential care home. The submitted application confirms that the proposal is for up to three children, with no external alterations, and that the site would retain only two parking spaces. The application form also records 3.0 full-time equivalent proposed employees, which shows this is a staffed use rather than a normal family home.

My main objection is parking and highway pressure. Wokingham's Parking Standards Study states that C2 residential care homes should generally provide 1 space per full-time equivalent staff member plus 1 visitor space per 3 residents. On the applicant's own figures, that points to around four spaces needed for a three-child, three-FTE-staff use, yet only two spaces are shown. The Council's adopted planning guidance also says proposals should be consistent with the borough's parking standards. In my view, the application therefore under-provides parking for the use proposed.

That concern is reinforced by recent appeal decisions on very similar proposals. In APP/J0540/W/25/3361344 (application ref. 24/01572/FUL, Peterborough City Council), the Inspector dismissed an appeal for a C3 to C2 children's care home because staff changeovers, visitors and parking demand would create an unacceptable impact on highway safety. In APP/W1525/W/25/3375388 (application ref. 25/01096/FUL, Chelmsford City Council), the Inspector also dismissed a similar children's care home appeal on the grounds of highway safety and noise/disturbance to nearby residents. Those cases are directly relevant here because they show that a staffed C2 children's home can be refused where parking and comings-and-goings cannot be properly accommodated.

The same practical problems apply at 1 Pascal Crescent. A children's care home will generate more than ordinary family-house parking demand, including staff changeovers, visitors, social workers, deliveries and professional visits. Even if the building itself is not extended, the intensity of use is materially greater than a standard dwelling. Given the existing parking stress in Pascal Crescent, this proposal will increase the likelihood of overspill parking on the street, awkward manoeuvres, obstruction, and conflict between vehicles and pedestrians.

The proposal will also increase noise and disturbance for nearby residents. The most relevant recent appeal decision on this point, APP/W1525/W/25/3375388, found that staff changeovers, vehicle movements and visitors to a children's care home would cause disturbance to neighbouring properties and worsen living conditions. The same pattern of activity would be expected here, particularly at shift-change times and during day-to-day arrivals and departures.

I am also concerned about the cumulative impact on an already pressured area. In my experience, Pascal Crescent already has parking difficulties, there are multiple-occupancy properties nearby, and ongoing works at Shire Park will add further pressure on local roads and parking. Even if each individual issue is modest on its own, together they create a clear cumulative harm that has not been properly addressed by the application. The proposal should not be approved unless it can demonstrate, with proper evidence, that the additional demand can be absorbed without harm.

For these reasons, I ask the Council to refuse planning permission. The application does not satisfactorily show that the proposed C2 use can operate without causing unacceptable parking stress, highway harm, and disturbance to nearby residents.