

PLANNING REF : 250114
PROPERTY ADDRESS : 37 Woodwaye
: Woodley, Reading, Berkshire
: RG5 3HB
SUBMITTED BY : Mr Rodney and Christine Carter
DATE SUBMITTED : 10/02/2025

COMMENTS:

Conversion of 38 Woodwaye into a Care Home for Young Children This property was constructed in accordance with the original planning approval as a site for residential occupation. The properties in the road, totalling some 100, are single storey bungalows occupied in the main by retired or elderly families. The people occupying the properties would like Woodwaye to remain as at present.

This application is to convert the use of this property into a certain type of property, one which provides accommodation for a [REDACTED] one that does not own or normally reside in this type of

property. It is proposed by a remote ownership, to turn it into a commercial property, where people with no interest in the property other than using it as somewhere to be temporarily housed and cared for by a team of people who again have no interest in the property other than being employed to work in it. This is totally at odds with all other property owners in the road.

The intention of the non-resident owner is to create a business by employing carers to look after children given temporary accommodation in the house. The carers will not live on the site but will attend for shifts. 4 parking bays are to be created on the site to allow them to come and go as their shifts necessitate. It is not possible to

envisage how the vehicles can park and then be removed without much changing of position. This stretch of the road is already used heavily during the normal day for parking for the nearby shopping centre. No information is known about the children to be housed on the site other than the fact that each child requires full time care, which indicates that their needs are quite different to the normal family child. They have no association with the road except they are

temporarily housed there.

Concern arises as to whether this is an ideal setting for such child's needs without causing disruption to the normal routine of the

surrounding family lives and can therefore occur without having an effect on surrounding families.

The 2 children intending to be housed on the site have special needs and they should be provided for. But the question arises as to whether this setting is ideal to ensure this. It is suggested that the impact on surrounding residents may not create the right atmosphere for the wellbeing of the children. Taking such a risk to accommodate the

commercial interests of the property owner is certainly not in the interests of the existing residents of the road in the vicinity of this property. The property is quite small, and one doubts the atmosphere this will generate will be in the children's interests. The environmental impact of this change of use from pure residential is a concern to surrounding residents and could easily lead to an unsuitable environment for children needing special care.

Accordingly, I, along with several other residents in the locality

of this property, have reservations regarding the suitability of this smallish bungalow to house a commercial care centre. Many residents of bungalows in Woodwaye are elderly and may require care but can be concerned at the conversion of this property into a commercial care centre (neither owner, workers nor persons receiving care normally reside in this property). Conversion to a commercial property is surely unacceptable in a property approved for residential occupation.

The regular changing of staff is likely to cause difficulties since the onsite parking area will only house 4 cars parked head to toe, and the on-road parking leaves little space for manoeuvring in and out.

I enquire if the application is supported by the Council's Children's Services Commissioning Team, and if it has considered the above issues? Does the application conflict with any Council policy or former decision?

Do the Police support this application, being a Care Home for children who may suffer from behaviour and attitudes that could cause concern in the area.

To summarise, the application proposes a change from the residential occupation of surrounding accommodation, mostly by retired elderly families.

The proposed management of this property conflicts with the previous use of the property. Have noise problems and parking problems been fully considered.

Does the property and its occupation proposals accord with the Council's Space standards for residential dwellings for children's houses? The proposal states the children will have complex needs from emotional trauma and may have behaviour issues which can be very disruptive. I cannot see them using the garden without causing distress to people living around and about. Woodwaye is a quiet road, and this commercial business is out of character.