

# Community Involvement Statement

*Proposed change of use from C3 to C2 for up to three occupants at 46 Delamere Road,  
Earley, Reading, RG6 1AP*



|                            |                                            |
|----------------------------|--------------------------------------------|
| <b>Site Location:</b>      | 46 Delamere Road, Earley, Reading, RG6 1AP |
| <b>Date:</b>               | 26 May 2026                                |
| <b>Planning Authority:</b> | Wokingham Borough Council                  |

## 1. Introduction

This Community Involvement Statement has been prepared in support of the planning application for the proposed change of use of 46 Delamere Road from a dwellinghouse (Use Class C3) to a small children's residential care home (Use Class C2). The proposal seeks to provide accommodation for up to three young people within a domestic, family-style environment.

The purpose of this statement is to outline the applicant's approach to community engagement.

## 2. Approach to Community Engagement

Given the small-scale nature of the proposal, comprising accommodation for a maximum of three residents within an existing dwellinghouse envelope, the level of pre-application consultation has been proportionate to the development.

The proposal does not involve external alterations, intensification of built form, or significant changes to the character of the site or surrounding area. Therefore, it is not expected to give rise to significant planning impacts that would normally necessitate extensive consultation prior to submission.

Notwithstanding this, the applicant recognises the importance of fostering positive relationships with the local community and ensuring transparency in the intended use of the property.

## 3. Local Context and Sensitivity

The site is located within an established residential area characterised by typical suburban housing. The proposal has been carefully designed to operate within this context, maintaining a residential character and scale comparable to a family dwelling.

As confirmed in the planning statement, the level of occupancy would be modest and is, in fact, less intensive than the existing use of the property. This approach has been adopted to minimise any potential impacts on neighbouring amenity and to ensure compatibility with the surrounding community.

## 4. Ongoing Engagement and Management

While formal pre-application consultation has been limited, the applicant is committed to proactive and ongoing engagement with neighbours and the wider community should planning permission be granted.

Key measures include:

- Providing a clear point of contact for local residents to raise concerns or queries;
- Ensuring the property is professionally managed, with trained staff on a rota basis to provide supervision and maintain appropriate behaviour standards;
- Operating within a structured care framework that prioritises safety, wellbeing, and respectful integration within the neighbourhood;
- Responding promptly to any issues that may arise to maintain good neighbour relations.

## 5. Consideration of Community Effects

The proposal has been developed with careful regard to potential community impacts. As set out in the planning statement:

- The scale of occupation is comparable to a typical household;
- There would be no material increase in noise, disturbance, or traffic;
- Existing access and parking arrangements remain unchanged.

These factors support the conclusion that the development would integrate appropriately into the local area without adverse effects on neighbouring residents.

## 6. Conclusion

The applicant has adopted a proportionate and responsible approach to community involvement, reflecting the modest scale and nature of the proposal. The scheme has been designed to ensure compatibility with the surrounding residential context while delivering an important form of social infrastructure in the form of a small children's care home.

The applicant remains committed to maintaining positive engagement with the local community and ensuring the development operates in a manner that supports a safe, respectful, and cohesive neighbourhood environment.