

PLANNING REF : 252063
PROPERTY ADDRESS : 12 Steggles Close
: Reading, Berkshire
: RG5 3AH
SUBMITTED BY : Mr Richard Lovekin
DATE SUBMITTED : 14/11/2025

COMMENTS:

Dear Sir/Madam,

I am writing to formally object to the planning application for 2 Steggles Close.

My objections are based on the following material planning considerations:

Application Gaps: The Proposed Site Plan submitted continues to show incorrect property boundaries as previously raised by residents.

The applicant cites a previous approval at 38 Woodway as justification. However, each application must be assessed on its own merits. Woodway is a much larger road with over 74 houses and sits adjacent to a busy shopping precinct, creating natural footfall. By contrast, Steggles Close is a small cul de sac of only 12 houses, the character of the area would be materially altered. The comparison is inappropriate and highlights the applicant's lack of local knowledge and consideration of the site context.

Change to residential character (CP1, CP3, Borough Design Guide SPD): While described as "family style," a rota staffed, 24/7 operation is materially different from a small single household. Regular staff presence, handovers, and professional visits would introduce a pattern of use that is out of keeping with the quiet, suburban character of Steggles Close.

Parking and traffic (CP6, CC07): With staff on site and professional visitors, peak overlap at handover times would exceed on site capacity and off street parking, raising the possibility of abandoned cars on a narrow cul de sac or spilling onto Reading Road. The application does not robustly assess concurrency or set firm travel/parking controls. Public transportation is mentioned but there are no assurances in place. In practice, the proposal increases car use and traffic in the area.

Planning considerations

Loss of family housing (CP3): The borough's constrained housing supply means the loss of a C3 dwelling is significant. Policy CP3 seeks to avoid a net loss of dwellings; converting this home to C2 would reduce available family housing without a clear mechanism to secure future reconversion.

Location unsuitability and Neighbour amenity (CP3, CC06, TB21): Steggles Close is a quiet small cul de sac of conventional family housing. Introducing semi institutional use here is out of keeping institutionalising the street and undermining its established character.

Conclusion

Whilst the importance of providing care for vulnerable children is recognised, planning decisions must balance need against suitability of location and compliance with policy. In this case the proposal, would result in the permanent loss of valuable family housing, introduce a 24 hour semi-institutional use into a quiet cul-de-sac and create parking, traffic and amenity impacts that are inappropriate for Steggles Close.

The application also conflicts with Core Strategy Policies CP3 and CP6, Local Plan Policy CC07 and the Borough Design Guide SPD and fails to demonstrate that harms can be mitigated.

For the reasons above I urge the council to refuse this planning permission application.