

PLANNING REF : 260150
PROPERTY ADDRESS : 71
: 71 Eastcourt Ave, Reading, Berkshire
: RG6 1HH
SUBMITTED BY : Mr Jamie Flatman
DATE SUBMITTED : 17/02/2026

COMMENTS:

Re; 69 Eastcourt Ave, Reading RG6 1HH Planning Application Number 260151

COU from C3 residential to a Children's Home C2

Dear Sirs,

In response to your invitation to comment on the above application:

I write as an adjoining neighbour directly affected by this development proposal.

Background

The former vicarage at 69 Eastcourt Ave is a three (small) bedroomed detached house. The claim in the applicants planning statement that it is a 6 bedroom house can only be based on recent subdivision of the poor-quality extension to the ground floor accommodation unlikely to have required planning permission, nonetheless the claim may be seen as misleading in terms of the size of the subject property.

The property has not been used as a C3 residential property for a number of years and has evidently been in some form of institutional use although I am unaware of any prior application to regulate this use but note a certificate of lawfulness has been sought by the owners and dismissed by the planning authority.

The recent use has involved the accommodation of youths with an element of support staffing. This has given rise to an opportunity to understand, as a neighbour, over a period of time, the impact of institutional use on the immediate environment. I am unclear as to whether the current application is merely to ratify the current use or whether, in seeking formal approval, the applicant looks to intensify the use. A point not clarified in the Planning Statement.

Highways and Parking

The Planning Statement notes as a matter of sustainability the Bus route along Church Road but fails to make clear that Eastcourt Ave itself is a 'hail and ride' hourly Bus route (No 19) which regularly stops outside the property.

This part of Eastcourt Ave has a 5m carriageway and there is unrestricted and quite heavily used parking on the southern side of the road, forcing buses approaching in either direction to run tight against the northern road edge immediately abutting the access to No 69.

The site plan (as in reality) provides for three parking spaces which is arguably inadequate but also demonstrates the need to

shuffle cars, on for example shift changes, by reversing into the highway.

Narrow pavements and sight lines restricted by vegetation make this a precarious operation compounded by buses and regular traffic both from the east and the west forced onto the immediately adjacent carriageway.

This danger is compounded by the fact that Eastcourt is a major walking route to St Peters Primary and Bulmershe Secondary schools where poor parking already frequently forces mothers with pushchairs to walk in the road.

For this arrangement to operate safely and sustainably on a commercial/institutional basis some mitigation might be considered as part of this application. Possibly double yellow lines or a Safe Routes to School designation.

The current use of the property also attracts visitor parking in addition to staff parking at times compounding issues for other residents.

In recent times this has not been restricted to family visits but late-night visits from groups of youths in cars leaving the engines running. I have had to pick up drug paraphernalia and indeed have sought help from your authorities' good offices in the collection of CO2 canisters thrown in the road after such visits. I have no idea if the proposed use will continue to attract this kind of resident able to side-slip supervision.

Noise

The current use generates very little noise during the winter months. Sadly, this is not the case during the summer months when youthful horseplay and ball games in such a restricted garden area have been a significant intrusion into the quiet enjoyment of our own outside space. Whilst the need for this kind of accommodation is acknowledged and appreciated, it might be more appropriate to locate the use in premises with more outside space synonymous with the needs of teenagers.

In conclusion, I would support this kind of application in the right location but consider this particular location inappropriate given the plethora of demands already existing upon a limited highway and school route and the lack of outside space for the proposed age range.

Yours faithfully,

Jamie Flatman - 71 Eastcourt Ave.