

Date: 11 November 2025
Application: 252738



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 252738

Applicant: The Owner and/or Occupier

Site Address: 5 Elm Lane, Earley, Wokingham, RG6 5UE

Parish: Earley

Grid Reference: Easting - 473825, Northing - 170818

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the property to a children's residential care home (Use Class C2) plus erection of a single storey side extension to the existing rear outbuilding and installation of fencing.

Case Officer: Rowan Reynolds

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252738. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **2 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	252738
Address:	5 Elm Lane, Earley, Wokingham, RG6 5UE.		
Proposal:	Full application for the proposed change of use of the property to a children's residential care home (Use Class C2) plus erection of a single storey side extension to the existing rear outbuilding and installation of fencing.		
Type of Development:	Other Change of Use		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
☒ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The proposed change of use to a children's residential care home (C2), together with the outbuilding extension and fencing, should demonstrate that adequate internal and external space, privacy, and outdoor amenity can be provided for residents without causing noise, disturbance, or loss of amenity to neighbouring properties. Staff activity, parking, and outdoor use should be managed to minimise impacts, and appropriate arrangements for refuse storage, lighting, and site security should be outlined. Provided these matters are satisfactorily addressed within the submission, no significant Environmental Health concerns are anticipated.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	1/12/2025	Signed:	O.Obi
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