

Date: 8 October 2024
Application: 242543



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242543

Applicant: Mr Jason Bennett

Site Address: 79 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU

Parish: Shinfield

Grid Reference: Easting - 472052, Northing - 167021

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the dwelling to small Children's care home (Use Class 2).

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 242543. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	242543
Address:	79 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU.		
Proposal:	Full application for the proposed change of use of the dwelling to small Children's care home (Use Class 2).		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/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

The proposed change of use would not have a significant impact on the highway network.

The children's home is proposed to accommodate a maximum of 4 children and 3 staff at any one time.

There is an existing access onto Clares Green Road that will be retained and this is considered acceptable to serve the proposed use.

The submitted drawing indicates parking for up to 6 cars. In accordance with the applicants supporting information, regarding a staffing and parking strategy, there is to be a maximum of 3 staff per shift. Therefore, 3 parking spaces would be sufficient for the majority of the time. No parking will be required for children.

During staff changeover periods there is additional parking area available to accommodate this (up to 3 spaces). Outside of these times, this area could also be used for any visitor parking, if necessary.

Secure covered cycle storage is proposed and this is welcome. Additional details will be required to demonstrate the layout of the cycle store and provision of footpath access to the store.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. The development shall be carried out in accordance with the approved Staffing & Parking Management Strategy.
3. CF9 (AMEND: Prior to occupation) - CYCLE PARKING (TO BE APPROVED)

Date:	9/10/24	Signed:	AC
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