

PLANNING REF : 260872
PROPERTY ADDRESS : 1 Pascal Crescent
:
: RG2 9FP
SUBMITTED BY : Miss Iancu Anca
DATE SUBMITTED : 18/05/2026

COMMENTS:

Dear Planning Officer,

I am writing as a long-term resident of 1 Pascal Crescent (having lived here for the past 5 years) to formally object to the planning application for the change of use of this property to a children's home. While I understand the social need for children's care facilities, this specific location is entirely unsuitable for the following material planning considerations:

1. Loss of Residential Accommodation and Unjustified Displacement
The property has functioned successfully as shared residential accommodation (HMO) for many years, providing established homes. Granting this application will directly result in 6 current residents losing their long-term home and being forced into a highly competitive and strained local rental market.

2. Severe Impact on Parking, Traffic, and Highway Safety in a Cul-de-Sac
Pascal Crescent is a quiet, narrow residential cul-de-sac. Parking space is already heavily constrained, and the physical layout cannot accommodate the high volume of traffic an institutional facility generates. The application vastly underestimates the operational transport requirements. A registered care home requires 24/7 staffing on a shift-rotation basis, regular visits from social workers, Ofsted inspectors, tutors, and management, alongside frequent commercial deliveries. The cumulative impact will overwhelm the available parking, block access for existing residents, and create serious hazards for highway safety.

Increased Noise and Emergency Service Disturbance (Ambulances)
The conversion from a standard domestic dwelling to an institutional facility will cause a significant loss of residential amenity due to noise. This includes late-night and early-morning staff changeovers, constant vehicle movements, and deliveries. Furthermore, residential children's homes statistically require frequent call-outs from emergency services. Regular visits from ambulances and police vehicles, often during unsocial hours, will cause severe noise disruption, visual disturbance, and distress to the immediate neighbors in this quiet residential pocket.

4. Unsuitable Environment and Safety Risks for Children (Proximity to the M4)
The property sits immediately adjacent to the major traffic infrastructure of the M4 motorway and A33 junction. This environment presents major material detriments:

- Environmental Health: The high level of continuous noise pollution and poor air quality from the motorway is fundamentally unsuitable for the health and emotional wellbeing of vulnerable children.
- Physical Safety: Children placed in institutional care are at a higher risk of absconding or exhibiting challenging behavior. Placing a care facility directly next to a high-speed motorway creates an unacceptable, direct physical danger to the children themselves.

For these reasons specifically the displacement of 6 residents, the severe parking limitations of the cul-de-sac, the noise disruption from institutional operations and emergency vehicles, and the safety hazards regarding the M4 I urge Wokingham Borough Council to refuse this application.

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