

PLANNING REF : 260872
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PROPERTY ADDRESS : Cirrus Drive
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: RG2 9FL
: RG2 9FL
SUBMITTED BY : Mr Name Redacted
SUBMITTED BY : Mr Name Redacted
DATE SUBMITTED : 13/05/2026
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COMMENTS:

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This planning application for a Change of Use to create a Children's Home will result in a direct contravention of one of the Landlords Restrictive Covenants within the Title Deeds for the property at 1 Pascal Crescent.

Within Schedule 3 of the Deeds, it states " NOT TO USE THE PROPERTY OR ANY BUILDING ERECTED THEREON FOR ANY PURPOSE FOR ANY PURPOSE OTHER THAN AS A PRIVATE DWELLINGHOUSE AND NOT TO CREATE A NUISANCE NOR CARRY ON UPON THE SAME ANY BUSINESS OR TRADE "

By a Change of Use to a Children's Home, this is not a private dwelling house, but is a Business - which contravenes the Restrictive Covenant.

The Applicant must surely know this if they own the property, so this planning application has been submitted including a known direct contravention of the Title Deeds.

Wokingham Borough Council therefore need to be aware of this whilst considering this application, and if approval is given for the Change of Use, it should only be done so, after taking up the matter with the Applicant.

Furthermore, if the intended Children's Home is to be a Private Children's Home, then by default this becomes a Business, which when operated at the property becomes a contravention of the Covenant. However if this Business is intended to be offered to, or used by Wokingham Borough Council's Children Services team to support the Council being able to place vulnerable children within the Community, then as part of the Planning Application process it is only right and proper that the Planning Team advise the Children Services team that any application of this type knowingly contravenes Restrictive Covenants within the Title Deeds of 1 Pascal Crescent.

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