

Planning Statement

February 11, 2026

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Proposed Use – Change of Use to Class C2

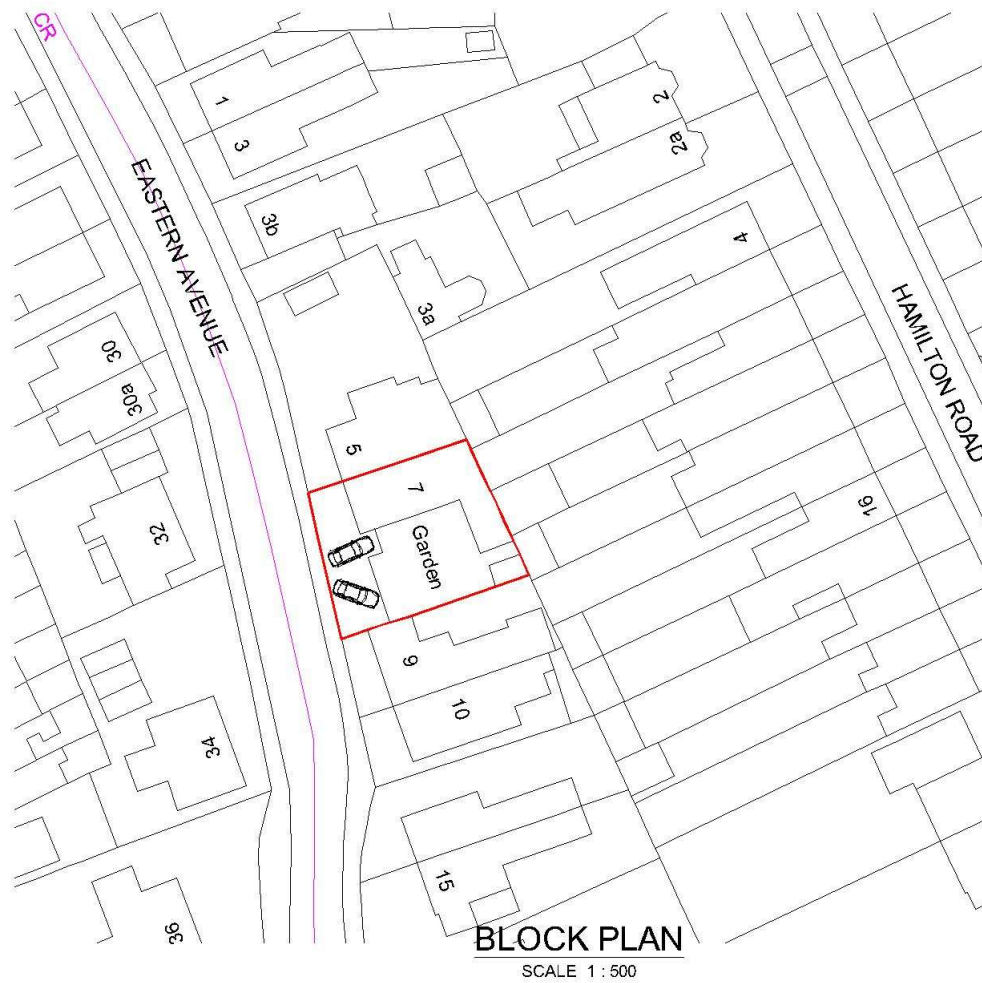
Head of Planning
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Date: 06 February 2025

Property: 7 Eastern Avenue, Reading, RG1 5RU

1. Introduction

This statement supports a fallback position for the use of 7 Eastern Avenue, Reading, RG1 5RU as a small residential care setting for children and falls within Use Class C2 (Residential Institutions).



2. Site and Surroundings

The application property is a Victorian semi-detached dwellinghouse located within an established residential area. The site benefits from a private rear garden, secure boundary treatment, and on-site parking provision. The surrounding context is predominantly residential in character.



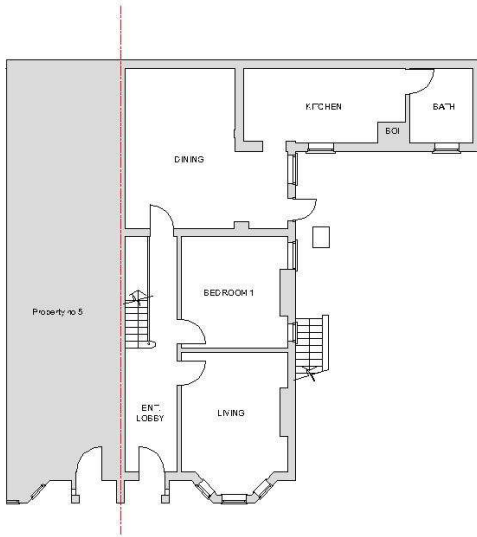
3. Proposed Use

The proposal relates solely to a change of use, with no extensions or external alterations to the building. The property would accommodate no more than two to three children, with care provided by a maximum of three carers at any one time. Maximum number of young people: 2–3 Age range: 8–17 Placements are non-secure No public access to the property.

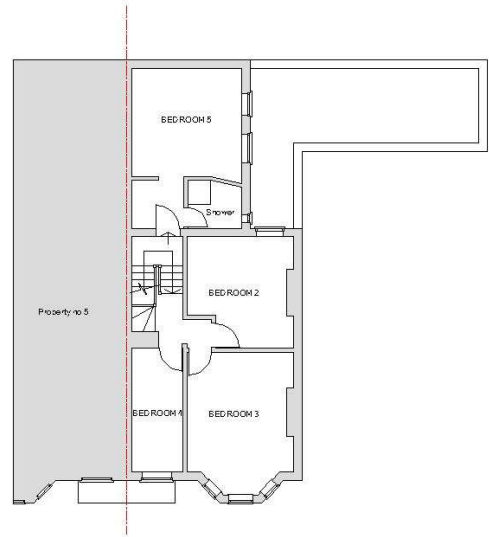
The scale of the operation is intentionally limited and designed to function in a quiet, residential manner. The use would not introduce any signage, external lighting, or institutional features that would alter the appearance or character of the property.

The home will be staffed 24 hours a day by trained care staff to ensure the safety, wellbeing and supervision of the young people at all times. Staffing will be provided through structured 12-hour shift patterns, ensuring continuity of care, consistency for young people and effective supervision throughout both day and night periods. Management oversight will be provided by a Registered Manager and Residential Manager to ensure the home is well run and appropriately supervised.

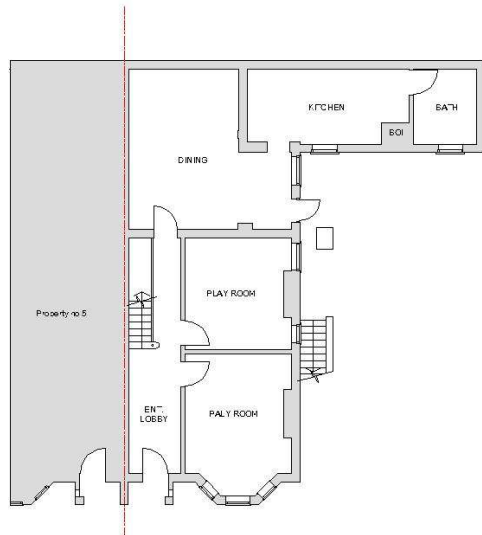
The home will be professionally managed with safeguarding procedures, trained staff and clear supervision at all times.



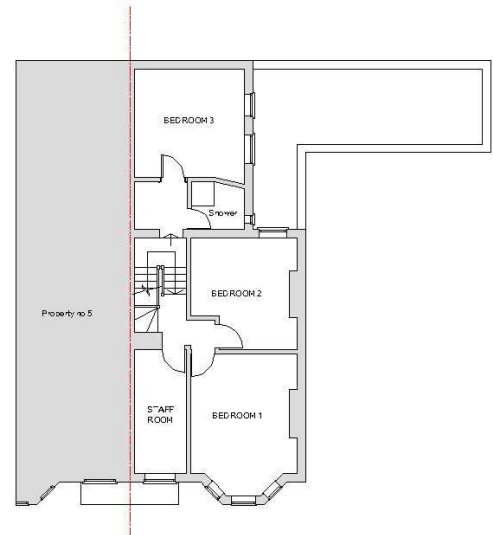
EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

4. Scale, Intensity and Residential Impact

The proposed C2 use would operate at a very small scale, significantly below that of a typical residential institution. Activity levels, noise, and movements associated with the use would be comparable to those of a large family dwelling.

The limited number of residents and carers ensures:

- no material harm to neighbouring residential amenity
- no undue noise or disturbance
- no intensification of use beyond residential norms

The presence of carers on site would provide continuous supervision, contributing positively to the management and safety of the property.

5. Parking and Highway Considerations

The site benefits from three on-site parking spaces, which is sufficient to accommodate staff vehicles given the small number of carers and limited shift overlap. Staff movements would be

managed to avoid peak congestion periods, and no servicing or delivery activity beyond normal domestic levels is anticipated.

As such, the proposal would not result in unacceptable highway or parking impacts.

5. Policy Considerations

Both national and local planning policy support the provision of small-scale, well-managed care accommodation within residential areas, particularly where it utilises existing buildings and avoids unnecessary development. The proposal represents an efficient and sustainable use of existing housing stock and supports community care objectives.

6. Impact on the Character of the Area

There will be no changes to the external appearance of the property. The residential character of the area will be preserved.

A small children's residential care home (typically 2–4 children with carers) often falls within **Use Class C2** rather than C3 or C4.

If the development would satisfy the amenity and character considerations under **Policy H7** (which permits small-scale intensified residential uses subject to impact tests), then a small C2 care home with lower comings and goings should equally be acceptable.

The scale and characteristics mirror small-scale residential occupation and would comply with the amenity and character protection objectives underpinning Policy H7 and other residential policies.

No harmful impact on neighbouring amenity (noise, parking, disturbance)

Staffing pattern is low-key and domestic

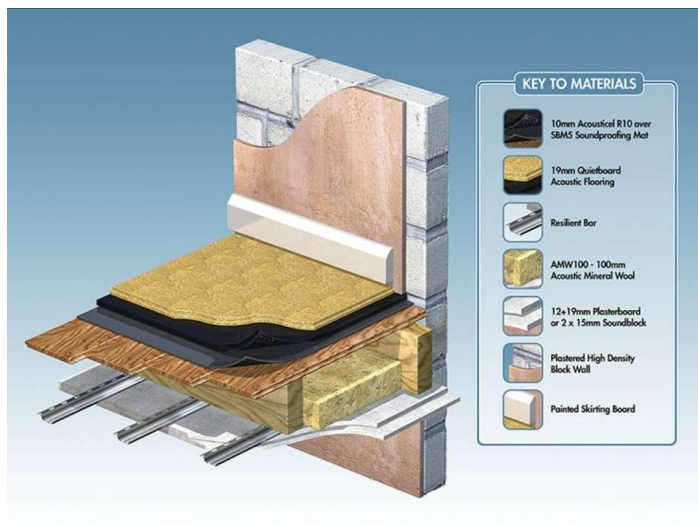
Ofsted-regulated small-scale care

Property remains residential in character

7. Noise and sound proofing methods

Between ground & first floor:

- Acoustic mineral wool (100mm Rockwool RW3 or similar) between joists
- Resilient bars or isolation strips
- Double plasterboard ceiling below (with acoustic plasterboard)
- Acoustic sealant



8. Traffic and Parking

The property benefits from a private driveway with space for multiple vehicles. All staff parking will be accommodated on-site. Vehicle movements will mainly occur during staff shift changes.

9. Air quality

This Air Quality Statement has been prepared in support of the proposed change of use of 7 Eastern Avenue to a small residential children's care home (Use Class C2). The proposal relates to the reuse of an existing dwellinghouse with no significant external alterations or operational plant.

Reading Borough Council has declared an **Air Quality Management Area (AQMA)** covering the town centre, the Inner Distribution Road (IDR) and key transport corridors, due to historically elevated nitrogen dioxide (NO₂) concentrations associated primarily with traffic.

The application site is located within an established residential area and is not situated on a major traffic corridor. The proposal does not introduce new built form, intensify traffic movements materially, or introduce emission-generating equipment.

The development comprises a change of use only, with minor internal works.

- No demolition is proposed
- No major groundworks are required
- No dust-generating construction activities of scale will occur

Construction-related air quality effects are therefore considered negligible.

The proposed children's residential care home will operate at a scale comparable to a large family dwelling.

- A small number of children with carers
- No commercial kitchen or industrial processes
- No combustion plant or external flues

- Vehicle movements limited to domestic patterns

The proposal will not result in a material increase in traffic flows or emissions. As such, it will not contribute to exceedances of air quality objectives within Reading's AQMA.

The site is an existing residential dwelling currently suitable for occupation. The proposal does not increase exposure to air pollutants beyond the current lawful residential use.

Future occupants will experience air quality conditions typical of the surrounding residential area.

The proposed change of use to a small residential children's care home (Use Class C2):

- Will not generate significant emissions
- Will not materially increase traffic movements
- Will not adversely affect neighbouring amenity
- Will not conflict with Reading Borough Council's air quality objectives

The development is therefore acceptable in air quality terms and no further detailed assessment is considered necessary.

10. Site and Heritage Context

The property comprises an existing residential dwelling located within an established residential area of Reading.

The building is not statutorily listed and is not identified as a non-designated heritage asset. The site does not lie within a Conservation Area, nor does it form part of the setting of a listed building.

The surrounding townscape is characterised by residential properties of similar scale, form and appearance.

11. Conclusion

Should the Local Planning Authority determine that the proposed use constitutes a Class C2 use, it is submitted that the proposal would remain acceptable in planning terms. The small scale of occupation, absence of physical alterations, adequate parking provision, and minimal impact on neighbouring amenity together demonstrate that the change of use would be appropriate for this location. Planning permission should therefore be granted.