

DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: PL/25/1688 Full planning permission

Address: 83 Connaught Road, Reading, RG30 2UE

Proposal: Change of Use of dwelling (C3) to Residential Family Centre (C2)

Applicant: Mr Khalad Hussain

Received date: 24 November 2025

Target Decision date: 27 March 2026

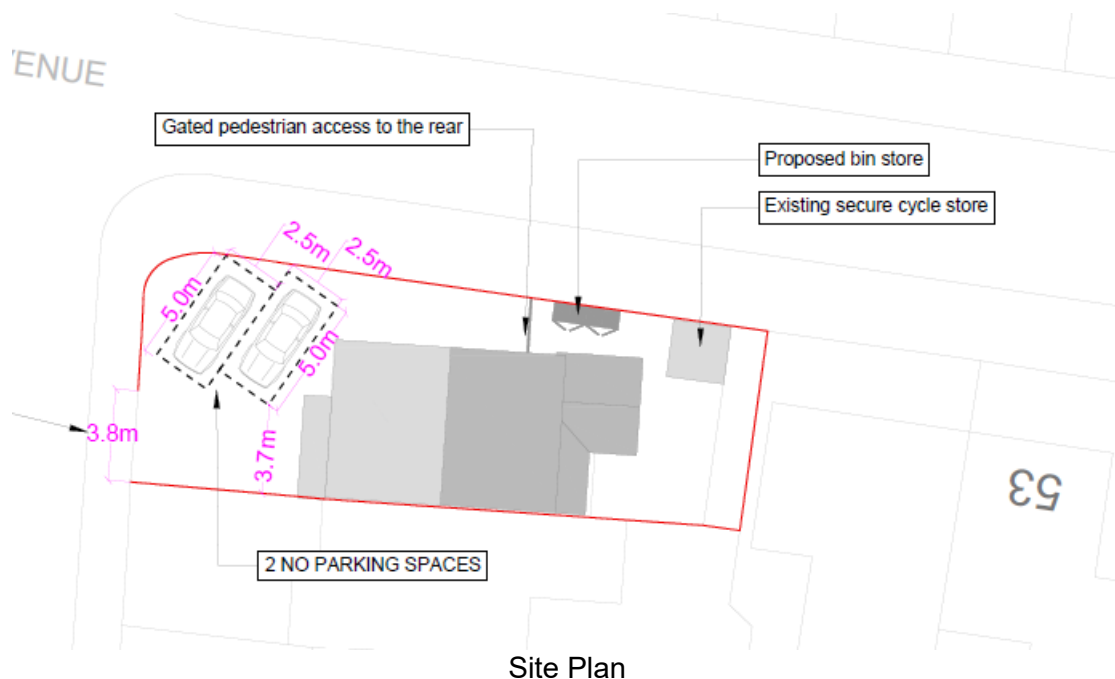
Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site relates to 83 Connaught Road, which is an end of terrace two-storey dwelling located on the corner junction between Connaught Road and Prince of Wales Avenue. The application site has hardstanding to the front used for parking with access off Connaught Road. The site has a rear garden. The dwelling is a 6-bedroom property. The lawful use of the site is considered a single-family dwelling.

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks full planning permission Change of Use for property 83 Connaught Road, Reading from a dwelling (Use Class C3) to a Residential Family Centre (C2), no elevational changes are proposed with no changes to access or parking. There will be two off street parking spaces and a bike store these are the same as the existing. The proposal would include a new bin store located within the rear garden.



The applicant (Imani Living Limited) provides residential family assessment placements for up to three families at any one time. Each family consists of one parent and their baby aged from birth up to two years. The centre offers a structured, safe, and nurturing environment where parents can demonstrate and develop their ability to care safely for their child under continuous assessment and professional

guidance. The service supports vulnerable mothers aged 16 or over. The service offers guidance, observation, and structured support to help mothers develop safe and consistent parenting routines.

Each family has their own private bedroom equipped with baby monitoring systems, cots, and storage space. The centre will home up to 3 families at any one time with up to 3 staff members (pro rata to the number of occupants) with the centre offering one to one staff ratio. There would be at least one staff member staying overnight. The purpose of the centre is to help mothers bond with their families and develop skills to ensure they can care for their babies within a home environment.

Plans:

CT-CR-PS-01 P01 Parking Spaces received 2/2/26

CT-CR-SPA-02 P01 Swept Path Analysis received 2/2/26

TI-ILL001-001 Location Plan received 24/11/25

TI-ILL001-006 Proposed bin store received 24/11/25

TI-ILL001-004 Proposed floor plans received 24/11/25

Planning History:

PL/02/1451: Single storey rear extension.

3. CONSULTATIONS

The following were consulted:

Transport Development Control

Originally the Highways Officer raised concerns as the proposal proposed 3 off-street parking, the plans have been amended with a reduction in proposed parking. The proposal has two off-street parking spaces which is the same as the existing. The applicant also provided further information regarding bin storage and cycle storage. The Highways officers raised no concern to the amended plans subject to conditions.

Environment Protection

Originally the Environment Protection Officer raised concerns regarding noise, the applicant submitted a noise report. After reviewing the report the officer raised no objection and believe the property is suitable for this type of conversion.

Outcome Focused Placement

Confirming this type of facility is needed.

Director of Children's Commissioning

Confirming this type of facility is needed.

Public Consultation

A site notice was displayed at the application site and no letters of representation were received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

4. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

National Planning Policy Framework (December 2024)
Reading Borough Local Plan 2019 policies:
CC1 Presumption in Favour of Sustainable Development
CC6 Accessibility and the Intensity of Development
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H6 Accommodation for Vulnerable People
H7 Protecting the Existing Housing Stock
TR5 Car and Cycle Parking and Electric Vehicle Charging
OU1 New and Existing Community Facilities

Supplementary Planning Documents and other guidance

SPD: Revised Parking Standards and Design (2011)

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft update of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become "out of date" when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in

the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

5. APPRAISAL

The main considerations are:

- Principle of Development
- Impact on neighbour amenity
- Highways

Principle of Development

The lawful use of the site is considered to be a family dwelling therefore the proposal involves a loss of a single family dwelling to another use. Dwellings, and in particular family-sized dwellings, are protected by Policy H7.

The Applicant's planning statement gives details as for the rationale behind using a family dwelling setting. The purpose of the mothers and babies unit is to provide mothers with the support they need to care for their babies within a family dwelling so the skills they learn can be replicated within their own homes. The centre being within a dwelling is intended to provide a 'homely' feeling. The supporting documents explain that the current approach to providing family centres is different to older examples and large, institutional type buildings are no longer used. Instead, the model is for normal family houses to be used as far as possible, with the presence of a 'family home' indistinguishable within a residential street.

The Local Plan contains policies to protect the existing dwelling stock (H7), provide accommodation for vulnerable groups (H6) and to protect or improve community facilities (OU1). Whilst technically, a large family dwelling will be lost, overall, officers consider that in this instance, this is outweighed by the benefits of providing a residential Family Centre and is in principle accepted. It is important to note that policy H7 states loss of family dwellings will not be acceptable "unless there are exceptional circumstances" the applicant has provided supporting information stated the need for this type of service, the need for these units has been confirmed by departments within the council. In addition, the proposal would provide accommodation for vulnerable groups and provide a needed community facility which would outweigh the loss of the family dwelling. The proposal will also provide employment through the various support staff required, which is a further benefit of the proposals. The proposal complies with policy H7, H11 and OU1 of the Reading Local Plan.

Impact on neighbour amenity

Policy CC8 of the Reading Borough Local Plan requires that "Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook ..."

Additionally, policy EN16 states that "development will only be permitted where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution."

The proposal doesn't involve any external alterations. The applicant's planning statement provides a description of the operation of the home. It would provide accommodation for up to three mothers at any

one time. The purpose of the facility is to provide support to mothers whilst they are being assessed for suitability for onward accommodation of a more permanent nature. There would be no more than three staff members with one staff member on site overnight. It is acknowledged that neighbours may be exposed to babies crying while this is a common relationship in urban life there would be a prolong nature. The applicant has submitted a noise report which concluded that the predicted noise levels (due to baby noise) are significantly lower than the desirable internal noise levels specified in BS 8233: 2014 for living rooms during the daytime and bedrooms during the night-time. The predicted internal noise levels therefore correspond with No Observed Effect Level (NOEL) in relation to the Noise Exposure Hierarchy. It is therefore neighbours would not be unduly harmed in relation to noise. The operations would be similar to a large family dwelling with up to 6 adults living in one property. The proposal doesn't result in any additional off-street parking spaces.

The Environment Protection Officer raises no concerns after reviewing the noise report.

The proposal has an acceptable impact on neighbouring amenities and complies with CC8 and EN16 of the Reading Local Plan.

Highways

The application site is within a sustainable location and close to local services and public modes of transport. The Highway Authority advises that the Council's parking standards SPD has no specific standards for this type of accommodation, and provision will be based on individual merits. It is advised that the proposal would not have a significant impact on the highway network. The site has space to park two vehicles in the front driveway, Cycle parking for both staff and residents is shown in a new store in the rear. Conditions are recommended to supply and retain these parking facilities. Overall, in parking and transport terms, the use would be appropriate and acceptable in terms of policies CC6 and TR5 and the Council's parking standards.

6. CONCLUSION

The development is considered acceptable in terms of appearance and with no harmful impacts on residential amenities. The development has been assessed against the policies within the Reading Local Plan the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Recommended Conditions:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

CT-CR-PS-01 P01 Parking Spaces received 2/2/26

CT-CR-SPA-02 P01 Swept Path Analysis received 2/2/26

TI-ILL001-001 Location Plan received 24/11/25

TI-ILL001-006 Proposed bin store received 24/11/25
TI-ILL001-004 Proposed floor plans received 24/11/25

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the site/premises shall be used as a C2 Residential Family Centre only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the amenities of the area in accordance with comply with policies CC8 and TR5 of the Reading Borough Local Plan (2019).

4. The C2 Residential Family Centre use hereby permitted shall have a maximum of three mothers using the centre at any one time.

REASON: To allow the Local Planning Authority to control noise/disturbance in the interests of the amenities of the area and to comply with Policy CC8 of the Reading Borough Local Plan (2019).

5. Prior to occupation all vehicle parking space(s) shall be provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

6. Prior to occupation the bicycle parking facility for that dwelling shall be provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

7. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.