

Design, Access and Planning Statement

Proposed Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Children's Care Home – up to 3 Children)



Site Location:	2 Waverley Road, Reading, RG30 2PX
Date:	09/03/26
Planning Authority:	Reading Borough Council

1. Introduction

Homz has been told to submit a full planning application to Reading Borough Council for a Proposed Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Children's Care Home – up to 3 Children) at 2 Waverley Road, Reading, RG30 2PX.

The proposal seeks to provide accommodation and support for up to three children with emotional and behavioural difficulties (EBD), learning disabilities (LD), and associated mental health needs within a domestic-scale setting.

The application has been carefully designed to ensure that:

- The scale of use remains proportionate to the host property.
- The residential character of Waverley Road is preserved.
- There is no material intensification beyond what would reasonably arise from a large family dwelling.
- Neighbouring amenity is protected.
- External alterations are minimal or non-existent.

2. Site Description and Context

The site comprises a semi-detached residential property located on Waverley Road within Reading Borough.

The surrounding area is characterised by:

- Predominantly residential dwellings (semi-detached and terraced housing).
- Established suburban character.
- On-street parking typical of traditional residential streets.
- No commercial frontage.

The property is one of the larger dwellings within the immediate postcode, with an internal floor area of approximately 1,561 sq ft. Its scale comfortably supports a modest C2 use without physical overdevelopment.

The proposal does not seek extensions or material external alterations.

3. The Proposal

3.1 Nature of Use

The application seeks permission for change of use from C3 to C2 to operate as a small residential children's care home for a maximum of three children.

Key characteristics:

- Maximum of 3 resident children.
- 24-hour care provided by trained staff.
- Typically 1–2 staff members on shift.
- Ofsted-regulated setting.
- No institutional features.

3.2 Layout Principles

The layout is guided by the following principles:

- Single-occupancy bedrooms only.
- Clearly defined communal living/dining area.
- Appropriate bathroom provision.
- Separation between staff space and children's bedrooms where feasible.
- Circulation allowing appropriate safeguarding and supervision.

- Retention of domestic character.

The number of bedrooms proposed is proportionate to the property size and below thresholds that could suggest over-intensification.

3.3 External Works

No material external alterations are proposed.

The property will retain:

- Existing façade.
- Existing access arrangements.
- Existing garden areas.

There will be no external signage, security fencing or visual indicators of institutional use.

4. Planning Policy Context

4.1 National Policy

The proposal aligns with the National Planning Policy Framework (NPPF), particularly:

- Section 8 – Promoting healthy and safe communities.
- Paragraphs supporting delivery of specialist housing and community facilities.
- Objectives to create inclusive communities.

The NPPF supports provision of specialist residential accommodation where it meets identified need and integrates within communities.

4.2 Local Planning Policy – Reading Borough Council

The relevant adopted development plan comprises:

- Reading Borough Local Plan (adopted 2019).

Relevant policies include:

- Policy CC1 – Presumption in Favour of Sustainable Development.
- Policy H5 – Specialist Housing.
- Policy H3 – Affordable and Specialist Housing Provision (in principle).
- Policy EN14 – Amenity.
- Policy TR3 – Access, Traffic and Highway-Related Matters.
- Policy CR1 – Community Facilities.

The proposal supports delivery of specialist accommodation and does not conflict with housing supply objectives.

5. Planning Assessment

5.1 Principle of Development

A small-scale children's care home falls within Use Class C2.

Such uses are recognised as residential in nature. Courts and appeal decisions consistently confirm that small children's homes accommodating up to 3 children are materially similar to large family occupation in terms of impact.

The principle of development within an established residential area is therefore acceptable, subject to impact considerations.

5.2 Residential Character

Key considerations:

- Scale remains domestic.

- Occupancy capped at 3 children.
- Staffing levels limited.
- No physical enlargement.
- No change to external appearance.

The proposal will function in a manner comparable to a large family household.

There will be no institutionalisation of the property.

The established character of Waverley Road will remain unaffected.

5.3 Impact on Neighbouring Amenity (Policy EN14)

Potential concerns include:

- Noise.
- Comings and goings.
- Overlooking.
- Disturbance.

Assessment:

- Maximum 3 children.
- Structured routines.
- Professional supervision.
- Shift-based staffing reducing visitor movements.
- No external alterations increasing overlooking.

Activity levels are unlikely to exceed those of a typical family dwelling.

There is no overdevelopment of the site.

5.4 Highway and Parking Impact (Policy TR3)

The proposal does not significantly increase trip generation.

Typical operational patterns:

- Staff shift changes (1–2 vehicles).
- Occasional professional visits.
- School transport typically arranged via dedicated transport.

This level of activity is comparable to family vehicle ownership and visitor activity.

No highway safety issues arise.

5.5 Overconcentration and Community Balance

The proposal involves a single property.

There is no evidence that this use would create clustering or cumulative impact.

Small-scale children's homes integrate within residential areas and are supported nationally to avoid institutional clustering.

5.6 Safeguarding and Management

The home will operate under:

- Ofsted registration.
- Structured behavioural management plans.
- Professional staffing.
- Clear house rules.
- 24-hour supervision.

The management structure ensures the property operates responsibly and without detriment to neighbours.

6. Technical Considerations

- No flood risk alterations.
- No extensions or increased footprint.
- No change to drainage.
- No heritage impact.
- No loss of trees.
- No biodiversity harm.

The proposal is operational only.

7. Planning Balance

The proposal:

- Provides much-needed specialist accommodation.
- Supports vulnerable children within community settings.
- Retains domestic scale.
- Avoids physical intensification.
- Preserves amenity.
- Generates limited traffic impact.

There are no adverse planning impacts that outweigh the clear social benefit.

8. Conclusion

The proposed change of use from C3 to C2 at 2 Waverley Road represents a proportionate, well-managed and policy-compliant form of development.

- The scale is modest.
- The impact is limited.
- The character is preserved.
- The social need is clear.

The development complies with the NPPF and the Reading Borough Local Plan and should be granted planning permission.

For these reasons, it is respectfully requested that planning permission be granted.

For the above reasons, the development is sustainable development and is also in accordance with national policy and guidance. Therefore, in the absence of any other material considerations to justify otherwise, it is respectfully requested that development be considered as acceptable in principle.

Should the Planning Authority request any further information to process this request for **Proposed Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Children's Care Home – up to 3 Children)**, please contact Shivam at **Homz UK** Shivam@homz.uk directly as the acting agent and we will be more than happy to deliver any additional information as and when required.