

Planning Statement

Proposed Change of Use: Residential Dwelling with Care (Use Class C3(b)) to Residential Care Home (Use Class C2)

Address: 7 Glennon Close, Reading, RG30 3HT

Prepared on behalf of: Nehal Ahmed

Local Planning Authority: Reading Borough Council

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Prepared by:

Haus Planners

Suite Ra01, 195–197 Wood Street, London, E17 3NU

0116 456 0717 | info@hausplanners.com

1.0 Introduction

This Planning Statement has been prepared in support of a **full planning application** for the proposed change of use of 7 Glennon Close, Reading, from a residential dwelling with care (Use Class C3(b)) to a residential care home (Use Class C2).

The property already benefits from lawful planning status under Use Class C3(b), which allows the occupation of a dwellinghouse by residents living together as a single household where care is provided.

The purpose of this application is therefore not to introduce a fundamentally new or intensified use, but to regularise and formalise the operation of a small children's residential care home for three young people aged 7–16 with Emotional and Behavioural Difficulties (EBD).

Importantly, the proposed C2 use represents a **logical and proportionate progression from the existing lawful C3(b) use**, with the scale, character and intensity of the use remaining highly comparable.

The proposal has been designed to operate in a manner fully consistent with the residential character of the surrounding area.

2.0 Site and Context

7 Glennon Close is a semi-detached residential property situated within a quiet suburban residential area of Reading. The surrounding streets are characterised by traditional family housing including semi-detached and terraced dwellings typical of suburban neighbourhoods.

The property sits within the administrative boundary of Reading Borough Council and currently benefits from lawful planning status as Use Class C3(b).

The dwelling retains a conventional residential appearance and form and will continue to operate as a domestic dwelling. No extensions, structural alterations, or changes to the building's external appearance are proposed as part of this application.

The proposal therefore maintains the residential character of both the property and the surrounding street scene.

3.0 Existing Lawful Use – Class C3(b)

Under the Town and Country Planning (Use Classes) Order 1987 (as amended), Use Class C3(b) allows a dwellinghouse to be occupied by residents living together as a single household where care is provided.

The lawful status of the property under C3(b) is highly significant in planning terms.

This classification already recognises that the property may operate as a care-based residential setting, with residents supported by carers or support workers.

The operational characteristics of such a use include the provision of care and supervision, staff attendance to support residents, structured routines within a domestic setting, and residential occupation by vulnerable individuals.

These characteristics are already inherent within the C3(b) planning permission. As such, the presence of staff, structured care provision, and safeguarding oversight cannot be considered materially different from the existing lawful use.

4.0 Proposed Operation of the Home

The applicant proposes to operate the property as a small residential children's home accommodating three young people aged 7–16.

The residents will present with Emotional and Behavioural Difficulties (EBD) and will be supported within a structured and nurturing residential environment.

The care model is designed to replicate the atmosphere of a family home while ensuring that appropriate professional support is available.

The home will operate with a maximum of three young residents at any one time, supported by 24-hour staffing presence with carers working extended 24–48 hour shifts. Dedicated office space and sleep-in accommodation will be provided for staff, alongside structured daily routines including education, activities, and therapeutic support.

The staffing model intentionally uses longer shifts in order to minimise staff turnover and vehicle movements, thereby reducing potential disturbance to neighbouring properties.

Importantly, the number of residents proposed is significantly below the levels typically associated with larger shared living environments, and the scale of the operation remains entirely consistent with a typical family dwelling.

5.0 Planning Considerations – C3(b) to C2

The key consideration in this application is whether the proposed change from C3(b) to C2 results in any material planning harm.

The proposed use falls within Use Class C2 due to the formalised nature of care provision. However, the property already operates within a care-based residential planning context under C3(b).

In this case:

- Care provision is already established and lawful
- Staff presence and supervision are already permitted
- The residential scale and domestic character of the property remain unchanged

The proposed use does not introduce any significant intensification in terms of occupancy, activity levels, traffic generation, or impact on neighbouring amenity.

Instead, it represents a modest and proportionate evolution of an existing lawful use, with operational characteristics that remain closely aligned.

In practical terms, the day-to-day use of the property will remain materially similar to its current lawful use.

6.0 Relevant Planning Case Law

Planning case law has consistently emphasised that the determination of a material change of use depends upon the character and intensity of the use, rather than solely the classification within the Use Classes Order.

In *North Devon District Council v First Secretary of State & Southern Child Care Ltd* (2003), the High Court confirmed that a children's residential home accommodating a small number of residents with support staff may not represent a material change where the character of occupation remains comparable to a normal household.

Numerous appeal decisions have similarly concluded that small children's homes can operate in a manner consistent with residential use where impacts remain comparable.

This principle is particularly relevant in this case, where the property already benefits from a lawful C3(b) use.

7.0 Residential Character and Amenity

The proposal will maintain the residential character of the property and the surrounding neighbourhood.

This is supported by the small resident population of three children, the absence of external alterations, reduced staff movements through extended shifts, and the provision of on-site staff facilities including office and sleep-in accommodation.

The day-to-day activity levels associated with the home will be comparable to those of a family household. Residents will attend education, participate in structured activities, and live within a supervised domestic environment.

There will be no adverse impact on neighbouring amenity in terms of noise, disturbance, or visual impact.

8.0 Sustainable Travel

The property will provide secure cycle storage for three bicycles, encouraging staff to travel to work via sustainable means where possible.

The use of extended staffing shifts will further minimise travel movements associated with shift changes.

This operational model supports sustainable transport objectives and reduces traffic impact within the surrounding residential streets.

9.0 Planning Balance and Conclusion

The proposed development represents a small-scale, well-managed residential care home that is entirely compatible with its surroundings.

The property already benefits from lawful use as a care-based residential dwelling under Use Class C3(b), and the proposed change to Use Class C2 does not materially alter the character, scale, or intensity of the use.

The proposal:

- Maintains a small residential scale
- Retains the domestic character of the property
- Does not introduce significant intensification of use
- Remains consistent with the existing lawful care-based use

The fallback position is that the property could continue to operate under its lawful C3(b) use, accommodating residents receiving care. The proposed C2 use does not materially exceed this baseline in terms of activity, occupancy, or impact, and should therefore be considered acceptable in planning terms.

In light of the above, the proposed development is appropriate, proportionate, and policy compliant, and planning permission should be granted.