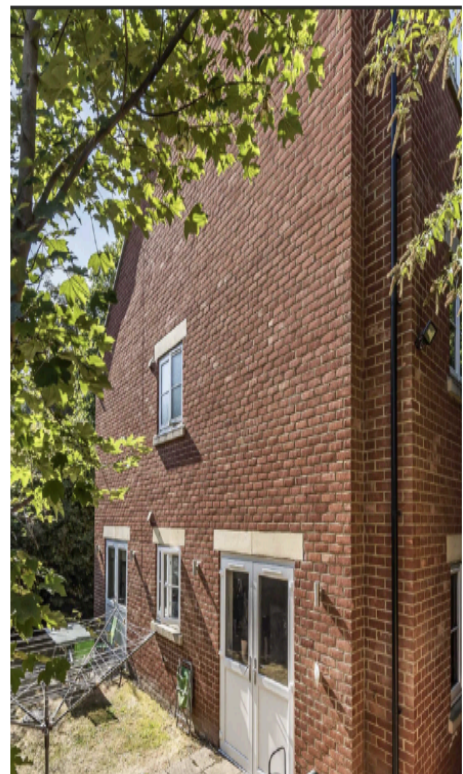


PLANNING STATEMENT ADDENDUM AND OPERATIONAL MANAGEMENT STATEMENT

Change of Use from Class C3 Dwellinghouse to Class C2 Children's Residential Care Home



Site Location:	32 Brunswick Hill, Reading RG1 7YU
Date:	23/02/2026
Planning Authority:	Reading Borough Council

1. Introduction

This document has been prepared in response to comments received from Reading Borough Council during the determination of the application for the change of use of 32 Brunswick Hill from a Class C3 dwellinghouse to a Class C2 Children's Residential Care Home.

The purpose of this statement is to provide further information regarding the operation of the proposed use, address concerns raised regarding Policy H7 of the Reading Borough Local Plan, demonstrate that neighbouring amenity would be safeguarded and respond to matters relating to the day-to-day operation of the home.

2. Need for Children's Residential Accommodation

There is a recognised national shortage of children's residential placements across England, resulting in increasing pressure on local authorities to secure suitable accommodation for vulnerable children.

Children's residential homes provide an essential component of the care system and deliver specialist accommodation for children who cannot remain within their family environment. Nationally, local authorities continue to experience difficulties in sourcing appropriate placements close to children's support networks, schools and communities.

The proposal would contribute towards meeting this identified need through the provision of a small-scale, professionally managed children's home within an established residential setting.

3. Policy H7 – Loss of Family Housing

The application would result in the loss of a single dwellinghouse from the conventional housing stock.

However, the proposal would continue to provide residential accommodation and would deliver significant social and community benefits through the provision of specialist accommodation for vulnerable children requiring care and support.

The proposed use remains residential in character and would operate from an existing dwelling without external alterations or physical expansion.

The property is particularly suitable for the proposed use due to:

- Its substantial internal floor area;
- Existing residential layout;
- Availability of communal living space;
- Private garden amenity space;
- Sustainable location within Reading;
- Ability to accommodate residents and staff without requiring significant physical alterations.

The proposal would therefore deliver a clear public benefit which is considered to outweigh the loss of a single family dwelling.

4. Proposed Occupation

The home will accommodate a maximum of three children.

Residents will generally be aged between 8 and 17 years old.

The home will provide care for children with emotional and behavioural difficulties and/or learning disabilities together with associated emotional, behavioural or mental health support needs.

All placements will be subject to assessment and matching procedures before admission to ensure compatibility with the home and other residents.

5. Operator Details

The proposed operator is Radiant Care Homes Limited.

The operator currently manages children's residential homes at:

- 40 Elm Road, Reading RG6 5TR
- 413 Wokingham Road, Reading RG6 7EL

The home will operate in accordance with Ofsted requirements and all relevant safeguarding legislation and guidance.

6. Staffing Arrangements

The home will operate on a 24-hour basis.

Staffing levels will be needs-led and proportionate to the requirements of the children accommodated.

The staffing structure will include:

- Registered Manager;
- Senior Residential Support Workers;
- Residential Support Workers.

Overnight staffing will be provided through sleep-in staff, waking-night staff or a combination of both, depending upon the assessed needs of the children residing within the home.

Staff rotas will ensure continuous supervision and safeguarding at all times.

7. Daily Operation

Children will participate in normal day-to-day activities associated with family life including education, recreation, healthcare appointments and community activities.

The home is intended to provide a stable and nurturing family-style environment rather than an institutional setting.

Daily routines will be structured around education, personal development, recreation and support needs.

8. Education and Transport

School attendance arrangements will be determined by each child's individual education plan.

Residents may attend mainstream schools, specialist educational settings or alternative educational provision depending upon their assessed needs.

Where required, children will be accompanied or transported by staff.

The location of the property enables access to local services, facilities and public transport.

9. Visitor Management

All visitors will be subject to controlled visitor procedures.

Visitors will normally attend by prior appointment and will be managed by staff.

Social workers, healthcare professionals, therapists and family members may attend where appropriate.

Visitors will be required to sign in and out and will be supervised where necessary.

Measures will be implemented to ensure visits do not result in undue disturbance to neighbouring residents.

10. Neighbouring Amenity

The proposal would not involve any external alterations.

The scale of occupation is limited to three children and associated staff.

The home will operate within an existing residential property and activity levels are expected to remain comparable to those associated with a large family household.

Professional supervision, staffing arrangements and safeguarding procedures will ensure that the property is appropriately managed at all times.

Noise, disturbance and external activity will be monitored and managed by staff to minimise impacts upon neighbouring occupiers.

The proposal is therefore not expected to result in material harm to residential amenity.

11. Parking and Travel Arrangements

The property benefits from two off-street parking spaces.

One parking space will typically be utilised by the Registered Manager.

Staff will be encouraged to travel by public transport, bicycle or shared transport arrangements wherever possible.

Given the modest scale of the operation and low number of residents, the proposal is not expected to generate significant traffic movements or parking demand.

12. Conclusion

The proposal would provide a much-needed children's residential care home within a suitable residential property.

The development would deliver significant social benefits, address an identified need for specialist accommodation and maintain the residential character of the property and surrounding area.

Through appropriate staffing, management and safeguarding procedures, the proposal would not result in unacceptable impacts upon neighbouring amenity.

For these reasons, the proposal is considered to comply with the objectives of the development plan and planning permission should be granted.