

Change of Use Application - C3 to C2

Planning Portal Reference: PP-14925380

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**Re: Application for Change of Use from C3 Dwellinghouse to C2 Residential
Institution**

Property: 120 Kendrick Road, Reading, RG1 5DP

Dear Planning Officer,

Please find enclosed our application for the change of use of the above property from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution) as well as the Planning Support Statement in order to operate a small children's home.

The proposed development seeks to provide a safe, stable, and professionally managed residential environment for two children requiring care and support. The home will operate as a small-scale family-style residential setting with 24-hour care and supervision.

The proposal has been carefully designed to ensure compatibility with the surrounding residential character of the area. The operation of the home will remain residential in nature and is not expected to result in material harm to neighbouring amenity, highway safety, parking conditions, or the overall character of the locality. There will be no structural or alterations made to the property. The only proposed changes are minor safety measures required to comply with Ofsted regulations, specifically the installation of fire strips to internal doors and discreet window restrictors. These measures are purely preventative, will not alter the residential character of the property, and will have minimal visual impact.

The application is supported by the following documents:

- Application Form
- Statement of Purpose

- Existing and Proposed Plans
- Site Location Plan

We respectfully request that the Council consider this application favourably. We would welcome continued engagement with the Council throughout the determination process and are available to provide any additional information required.

Please find below the Planning Support Statement, and please do not hesitate to contact us should you require any further information.

Yours faithfully,

Martin Mupandare

Responsible Individual

Golden Atara Healthcare Services

Planning Support Statement

Change of Use from C3 Dwellinghouse to C2 Residential Institution

Proposed Children's Home

Property Address: 120 Kendrick Road, Reading, RG1 5DP

1. Introduction

This Planning Support Statement has been prepared in support of a planning application seeking permission for the change of use of 120 Kendrick Road, Reading, RG1 5DP, from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Organisation).

The proposal relates to the establishment of a small children's home providing residential care and support for 2 young people in a safe, caring, therapeutic and trauma-informed professionally managed environment. The home will support children's emotional healing and development through safe and positive relationships within a nurturing environment.

The application has been prepared with consideration to both national and local planning policy and demonstrates that the proposed use is compatible with the surrounding residential area.

2. The Site and Surrounding Area

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

The surrounding area is characterised primarily by residential properties of similar scale and appearance. The property benefits from existing residential access, servicing arrangements, and outdoor amenity space.

The proposal does not involve any external alterations to the building, and the residential appearance of the property will remain unchanged.

3. Proposed Development

The proposal seeks permission for the change of use of the property from a private dwellinghouse (Class C3) to a small children's home within Use Class C2.

The home will accommodate up to two children/young people supported by trained residential care staff on a 24-hour basis.

The operation of the home will be managed in a family-style environment designed to provide stability, care, and safeguarding for children in need of residential support.

This home believes that by protecting and nurturing children, we help them build strong foundations that will support and guide them throughout their lives.

Key operational characteristics include:

- 24-hour staffing and supervision
- Professional care management
- Low occupancy levels (Up to two children carefully risk-assessed to ensure that they will have the greatest environment to develop their full potential)
- Minimal vehicle movements (only necessary to supply the children's needs for transport)
- Residential-scale operation (staff will stay in the house for long periods to give children the sense of stability and consistency they need to create trustworthy relationships)
- No external alterations impacting the street scene
- **The home will retain its residential character and operate in a way that closely reflects everyday family life, promoting stability, a sense of belonging, and a nurturing environment for the children placed there**

4. Planning Considerations

Principle of Development

The proposed use supports the provision of essential social and community infrastructure within Reading Borough.

Children's residential care homes provide an important service for vulnerable young people requiring stable, therapeutic and truly caring accommodation and support. The proposal contributes positively toward meeting identified care and accommodation needs. Our aim is to provide the best possible environment for children to rebuild trust in others, develop a sense of security and belonging, and regain hope for a positive and meaningful future.

The principle of the development is considered acceptable given the residential nature of the use and the suitability of the existing property.

Impact on Residential Amenity

The proposed use is not expected to give rise to any unacceptable impact on neighbouring residents.

The organisation is committed to maintaining positive and respectful relationships within the local community, recognising that a stable and supportive neighbourhood environment can have a significant and positive influence on children's sense of belonging, wellbeing, and overall development.

The scale of occupation is small, and the operation will remain domestic in appearance and character. Activity levels associated with the home are anticipated to be comparable to a large family dwelling.

Staffing arrangements are structured to ensure appropriate supervision and management of the property at all times.

No significant noise, disturbance, overlooking, or loss of privacy issues are anticipated as a result of the proposal.

Highway and Parking Considerations

The proposed use is not expected to generate significant additional traffic movements beyond those typically associated with a residential property. The home benefits from adequate and protected on-site parking, with space available for up to five vehicles, (x3 onsite private space and 2 on street parking) ensuring that staff and visitor parking can be accommodated without causing disruption or inconvenience to neighbouring properties.

In addition, the staffing arrangements and length of staff shifts help to minimise vehicle movements throughout the day, further reducing any potential impact on the local community. Overall, the operation of the home is expected to remain consistent with the residential character of the area and should not give rise to undue disturbance within the neighbourhood.

The proposal is therefore not considered to result in highway or parking impacts.

Character of the Area

No external alterations are proposed that would materially affect the appearance of the property or the visual character of the surrounding area. Normal or standard home maintenance will be regularly conducted.

The use will continue to operate within a residential context and is considered compatible with the established residential character of the locality.

Children living there will experience not just a house, but a safe, nurturing, and stable home.

Safeguarding and Management

The children's home will operate under high-standard professional management with appropriate safeguarding procedures and regulatory oversight.

The applicant is committed to maintaining a high-quality residential care environment that integrates positively within the local community.

Appropriate staffing levels and operational procedures will ensure the property is responsibly managed at all times. The team and management are experienced and will be regulated and approved by Ofsted.

5. Conclusion

This application seeks planning permission for the change of use of 120 Kendrick Road, Reading, RG1 5DP from Use Class C3 to Use Class C2 to facilitate the operation of a small children's home.

The proposal represents an appropriate and sustainable form of development that:

- Provides essential residential care accommodation (carefully risk-assessed)
- Maintains the residential character of the area
- Protects neighbouring amenity
- Does not give rise to unacceptable highway impacts
- Operates at a small domestic scale

The proposal is therefore considered to comply with the relevant objectives of national and local planning policy.

Accordingly, it is respectfully requested that planning permission is granted.