

PLANNING REF : 260613
PROPERTY ADDRESS : Handpost House
: Barge Lane, Swallowfield, Wokingham, Berkshire
: RG7 1HZ
SUBMITTED BY : Mr Montgomery Tim Allen
DATE SUBMITTED : 06/05/2026

COMMENTS:

Planning ref 260613

Dear Sir/Madam,

I am writing to object to the above planning application as a local resident living immediately next to the site.

1. Impact on Residential Amenity

The unit is directly adjacent to residential properties, including the one I live in. The proposed use as a uPVC window manufacturing facility introduces a level of industrial activity that feels out of place so close to housing.

Planning policy is clear that development should not have an unacceptable impact on nearby residents, particularly in terms of noise and general disturbance. In my experience, that threshold has already been exceeded.

2. Ongoing Noise and Disturbance

The current use already generates a significant amount of noise on a daily basis. This includes:

- * Regular operation from around 07:00 to 17:00 on weekdays
- * Saturday working from approximately 08:00 to 12:00
- * High-pitched cutting noise from machinery, which is particularly noticeable and difficult to ignore

The nature of the noise is not just general background sound it is sharp and repetitive, which makes it much more intrusive over long periods.

3. Previous Concerns Raised

It is not accurate to say there have been no concerns. Issues have been raised directly with the landlord in the past, including requests to:

- * Avoid very early start times
- * Keep doors closed to reduce noise
- * Consider additional soundproofing

These requests were not taken forward, and the situation has not improved.

4. Suitability of the Use

From my understanding, the previous lawful use required that any industrial activity should not negatively affect nearby residential amenity.

Based on the level of noise and disturbance currently experienced, it is difficult to see how the existing or proposed use meets that requirement. The application appears to be attempting to formalise a use that is already causing problems, rather than addressing them.

5. Noise Mitigation

While the application suggests the building has some level of insulation, this does not reflect what is experienced in practice.

- * Noise is clearly audible from neighbouring properties
- * Doors are often open during operation, allowing sound to carry *

No effective additional mitigation (such as acoustic barriers) appears to be in place

Without meaningful improvements, the impact on nearby residents is likely to continue.

6. Policy Considerations

The proposal does not seem consistent with planning policies that aim to:

- * Protect residential amenity
- * Ensure rural employment uses are appropriate in scale and impact
- * Prevent significant adverse effects from noise

Even where employment uses are supported, they should not come at the expense of the living conditions of nearby residents.

7. Overall Impact

Given how close the unit is to residential properties, it is difficult to see how a general industrial (B2) use would be appropriate in this location.

The level and type of activity currently taking place would likely have been a key concern if assessed fully at the outset, and the impact being experienced now reflects that.

Conclusion

The current use is already having a noticeable and ongoing impact on neighbouring residents. Granting permission for B2 use would effectively formalise this situation without adequately resolving

the
issues.

For these reasons, I respectfully ask that the Council refuses this application.

Sincerely,
Montgomery Tim Allen