

PLANNING REF : 253093
PROPERTY ADDRESS : Glasspool House
: Part Lane Riseley, Reading, Berkshire
: RG7 1RU
SUBMITTED BY : Ms Nikki Stanners
DATE SUBMITTED : 09/01/2026

COMMENTS:

Formal Objection to Prior Approval - Class R

I wish to object to the above application seeking prior approval for the change of use of two agricultural buildings at Glasspool Farm to flexible commercial use, including Class B8 storage and Class E office use.

My property is a Grade II listed building immediately adjacent to the site, to the west. Part Lane is a narrow, quiet rural lane, heavily used by horse riders, walkers and cyclists.

1. Transport and Highways - Severe and Unsafe Impact

The applicant proposes:

One unit (Barn C) to be used for storage of up to 20 x 20-foot shipping containers

The second unit (Barn D) to provide office accommodation for 48 desks

Demolition of two bays from each barn to allow HGV and large vehicle manoeuvring

This is a substantial intensification of traffic movements, including:

HGVs delivering and collecting shipping containers.

Daily commuter traffic for up to 48 office staff.

Servicing, courier and waste collection vehicles.

Part Lane is entirely unsuitable for this level and type of traffic. It is single-track in places, has no pavements, and is frequently used by horses and pedestrians. The proposal would create an unacceptable risk to highway safety and fundamentally change the rural character of the lane.

This impact must be assessed cumulatively alongside:

The ongoing conversion of Barn A to 5 dwellings.

The simultaneous application to convert Barn B to 5 dwellings. Taken together, the combined effect of residential and commercial traffic would be severe, and the application must be refused on highways grounds.

2. Noise and Disturbance - Harm to Residential Amenity and Listed Building

The applicant states that B8 storage and Class E office use are "low noise generating uses" and that no noise impacts will arise.

This is unrealistic. The proposal includes:

Storage and movement of up to 20 shipping containers.
Regular HGV movements, forklifts, loading/unloading operations.
Daily comings and goings of up to 48 office workers.

These activities will generate significant noise, reversing alarms, engine noise and general disturbance, directly adjacent to my Grade II listed home.

There is no submitted noise assessment, no hours of operation proposed, and no mitigation measures.

3. Vibration and Structural Risk to a Grade II Listed Building

The scheme involves partial demolition of both barns and removal of roof sections to facilitate vehicle access.

This will take place immediately next to my listed property.

No vibration assessment or method statement has been provided. Vibration from demolition, HGV movements and container handling poses a real risk to the historic fabric of my home, and this harm cannot be undone.

4. Character of the Area - Urbanisation of a Rural Lane

The introduction of:

Container storage yards,

A 48-desk office,
18 parking spaces

This would radically change the character of Part Lane from a quiet rural setting into a commercial yard environment. This is completely out of keeping with the existing pattern of development and the rural context of my listed home.

5. Inadequate Information - Failure to Properly Assess Impacts

There is:

No Construction Management Plan.
No Traffic Management Plan.
No Noise Impact Assessment.
No Heritage Impact Assessment relating to my Grade II listed building.

Without this information, the Council cannot lawfully conclude that the impacts on highways, noise or heritage are acceptable under Class R.

Conclusion

The proposal would result in:

Severe highway safety impacts on a narrow rural lane.

Significant noise, disturbance and vibration, harming residential amenity.

Unacceptable risk to the fabric and setting of a Grade II listed building.

The urbanisation of a quiet countryside location.

I therefore respectfully request that Wokingham Borough Council refuse prior approval for this Class R application.

Yours faithfully,

Nikki Stanners