

PLANNING REF : 253094
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 Q

I wish to formally object to the above prior approval submission for the conversion of Barn B at Glasspool Farm into 5 dwellings.

My property directly adjoins the application site and is a Grade II listed building located immediately to the west of Barn B.

Part Lane is a quiet, narrow rural lane, predominantly used by horse riders, walkers and cyclists for leisure and is single-track in places with no pavements.

I object on the following grounds, all of which fall within the matters that Wokingham Borough Council must assess under Class Q prior approval.

1. Transport and Highway Safety - Severe and Unsafe Impact

The applicant claims that access from Part Lane is "safe and suitable" and that traffic would not have an adverse impact.

This is not an accurate reflection of the reality on the ground.

Part Lane is:

A single-file rural lane, with limited passing places.
Heavily used by horse riders, cyclists and walkers for recreation.
Unsuitable for construction traffic or for the daily vehicle movements generated by 5 new dwellings, on top of the existing and approved development on site.

The cumulative impact must be considered. The site already has approval for:

Barn A: 5 dwellings under ref 242193, with works underway.

Additional residential permissions and historic approvals on the wider holding.

The proposal therefore represents a significant intensification of use of an unsuitable lane, creating unacceptable risk to vulnerable road users, particularly horses which are easily startled by construction traffic and delivery vehicles.

The residual cumulative impact on the road network would be severe, contrary to NPPF paragraph 116, and therefore prior approval should be refused.

2. Noise, Disturbance and Vibration - Harm to a Grade II Listed Building

My home is a Grade II listed building immediately adjoining Barn B.

The applicant states that "no significant noise issues are raised". This completely ignores:

Prolonged construction works directly adjacent to a listed structure.

Vibration from demolition, piling, heavy machinery and vehicle movements, which pose a real risk of damage to the historic fabric of my home.

The lack of any submitted vibration impact assessment or method statement.

Under Class Q, the Council must consider whether the development would create unacceptable noise impacts. Given the proximity to a listed building, this omission is serious and the risk of irreversible heritage harm is unacceptable.

3. Location and Siting - Undesirable and Harmful in This Context

The applicant argues that conversion is not "undesirable" simply because the site is rural.

However, the NPPG clearly states that "undesirable" includes situations where impacts are harmful or objectionable.

In this case the conversion is undesirable because:

It would fundamentally change the character of a quiet agricultural cluster into a dense residential enclave.

It introduces 5 new dwellings directly adjacent to a Grade II listed home, resulting in loss of privacy, tranquillity and rural character.

The building was designed for agricultural use; its conversion into multiple residential units is out of keeping with the established pattern of development along Part Lane, which consists of scattered individual dwellings and farm buildings.

This makes the proposal objectionable in terms of siting and location.

4. Design and External Appearance - Not in Keeping with Part Lane

The applicant proposes new black PVC windows and doors and new cladding to the south elevation.

This introduces a modern, suburban appearance entirely at odds with:

The historic rural character of Part Lane.

The setting of my adjacent Grade II listed building, whose significance derives in part from its agricultural context.

Class Q does not override the Council's duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the setting of listed buildings. The design and external appearance of

this scheme would cause harm to that setting.

5. Scale and Intensity - Overdevelopment by Stealth

Although each dwelling is stated to be 94m the cumulative effect is the creation of a dense terrace of 5 three-bedroom homes in a remote countryside location.

This is not a modest conversion but a substantial intensification of residential use, with parking, domestic paraphernalia, lighting and noise that will permanently urbanise this part of Part Lane.

6. Inadequate Consideration of Construction Impacts

No construction management plan has been provided. There is no explanation of:

How heavy vehicles will safely pass along Part Lane.
How horses, pedestrians and cyclists will be protected.
How vibration and dust will be controlled next to a listed building.

These matters are fundamental to assessing noise and highway impacts under Class Q and cannot be deferred.

Conclusion

For the reasons set out above, the proposal:

Would have a severe and unacceptable impact on highway safety.
Would cause unacceptable noise, disturbance and vibration affecting a Grade II listed building.

Is undesirable in terms of location and siting.
Would harm the rural character and heritage setting of Part Lane.

I therefore respectfully request that Wokingham Borough Council refuse prior approval for this application.
This also should be considered in the context of the new homes being built in Trowes Lane which will also have a significant future impact on infrastructure and roads.

Yours faithfully,

Nikki Stanners