

PLANNING REF : 253049
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 write to object to the above prior approval application seeking to convert Barn A at Glasspool Farm into five dwellings.

My home is a Grade II listed building immediately adjacent to the application site, to the west.

Part Lane is a narrow rural lane used heavily by horse riders, walkers and cyclists.

This objection is based on matters that Wokingham Borough Council must consider under the Class Q prior approval process.

1. Transport and Highways - Cumulative Severe Impact

The applicant states that access from Part Lane is "safe and suitable" and that no significant highways issues arise. This does not reflect the reality on the ground.

This application must be considered in combination with:

The conversion of Barn B to 5 dwellings.

The Class R proposal for two commercial units including container storage and a 48-desk office.
Existing residential development already approved on the site.

Part Lane is a narrow single-track rural lane with no pavements and frequent equestrian use. The cumulative effect of:

Construction traffic,
Residents' vehicles from at least 10 new dwellings,
Commercial traffic and HGVs from the Class R scheme,

would result in a severe and unacceptable impact on highway safety.

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

The proposal involves partial demolition, replacement of external walls and significant construction works directly adjacent to my Grade II listed home.

No vibration impact assessment or method statement has been submitted. There is a real risk that demolition and heavy vehicle movements will cause vibration damage to the historic fabric of my property.

The applicant's assertion that "no significant noise issues are raised" is unsubstantiated and unacceptable in this context.

3. Drainage and Wastewater - Increased Pressure on Failing Ditches

The planning statement concludes that the development will not increase flood risk. This overlooks the practical reality of local drainage.

Part Lane relies on roadside ditches which already:

Frequently fail to drain effectively.

Overflow during periods of rainfall, causing standing water and surface flooding.

The addition of five further dwellings will significantly increase foul and surface water discharge into a system that is already under strain. This will worsen flooding conditions and risks pollution of adjacent land and watercourses.

No drainage strategy, capacity assessment or mitigation measures have been provided, meaning flooding and contamination impacts have not been properly assessed.

4. Location and Siting - Undesirable and Harmful

Although the applicant states the location is not undesirable, this ignores:

The proximity to a Grade II listed building.

The quiet rural nature of Part Lane.

The cumulative transformation of an agricultural cluster into a dense residential and commercial enclave.

In this context, the development is clearly undesirable and harmful, as defined by the National Planning Practice Guidance.

5. Design and Character - Not in Keeping with Part Lane

The introduction of a terrace of five modern dwellings with new cladding, windows and doors will fundamentally change the character of this part of Part Lane and harm the setting of my listed home.

Conclusion

This application, taken together with the other simultaneous submissions, would:

Create a severe cumulative highways impact.

Cause unacceptable noise, disturbance and vibration to a Grade II listed building.

Increase pressure on an already failing ditch drainage system, worsening flooding and pollution.

Harm the rural character and heritage setting of Part Lane.

For these reasons, I respectfully request that Wokingham Borough Council refuse prior approval for this application.

Yours faithfully,

Nikki Stanners