

PLANNING REF : 260613
PROPERTY ADDRESS : Hackthorne Cottage
: Charlton Lane, Swallowfield, Reading, Berkshire
: RG7 1RT
SUBMITTED BY : Mr Nigel Bishop
DATE SUBMITTED : 28/04/2026

COMMENTS:
conditions.

For the reasons outlined, I strongly urge the council to refuse this application

I am writing to express my formal objection to the above planning application.

1. Inappropriate Siting

The application site is located directly in close proximity to residential properties including my own home. The proposed use, which is already taking place, involves uPVC window manufacturing and introduces a level of industrial activity that is extremely close to housing. This type of operation is not well suited to such a location and sits uncomfortably alongside residential use. As a result, it conflicts with planning policy which seeks to ensure that development does not result in unreasonable impacts on nearby residents, particularly in relation to noise, disturbance and hours of operation.

2. Ongoing Operation Is Already Causing Harm

In practice, the current activity on site operates much like a small scale sawmill, producing regular high frequency cutting noise throughout the working day. Noise is experienced on weekdays from approximately 07:00 until 18:00 and on Saturdays. The tonal and high pitched character of the machinery makes this noise especially noticeable and difficult to ignore.

3. Length of Occupation Does Not Make the Use Acceptable

The application refers to the tenant having operated from the site since 2017. While this provides background, it does not represent a valid justification in planning terms. The length of time an unsuitable or unauthorised use has been in place does not make it acceptable, nor does it lessen the ongoing and clearly experienced impact on neighbouring residents.

4. Insufficient Noise Control Measures

The application suggests that the building contains insulation intended to reduce the transfer of noise. However, in day to day experience this has not been effective. Noise escape remains significant, doors are frequently left open while machinery is in use, and no meaningful acoustic measures such as barriers or enclosures have been introduced. The landlord's unwillingness to consider additional soundproofing highlights a lack of commitment to reducing the impact on nearby homes.

5. A Use Unlikely to Have Been Approved at the Outset

If permission for a B2 (General Industrial) use had been sought at the outset, it is very unlikely that it would have been approved. This is due to the immediate proximity of residential properties,

the noisy nature of the manufacturing process, and the rural character of the site. The application seems to be intended to retrospectively regularise a type of development that would not have been considered appropriate if assessed fully from the beginning.

6. Noise Impact

The noise generated by the existing operation is not typical background industrial noise. It consists of high frequency, tonal cutting noise associated with uPVC fabrication. This type of noise is widely recognised within acoustic guidance, including the principles of BS4142, as being particularly intrusive and more likely to cause disturbance even where overall sound levels may not appear excessive. In this case, the impact is heightened by several factors: the tonal and intermittent nature of the machinery, noise escaping when doors are left open during operation, prolonged exposure of up to ten hours per day, and operation during early

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For the reasons outlined, I strongly urge the council to refuse this application