

PLANNING REF : 260386
PROPERTY ADDRESS : Lambs Lane
: Reading
: RG7 1JG
SUBMITTED BY : Mr Julian Jones
DATE SUBMITTED : 10/04/2026

COMMENTS:

I am writing to formally object to planning application P/1476034

I have 6 main reasons for my objection

1. Unsuitable Location - Direct Impact on Residents

The site is close to residential properties, including my own home. The proposed (and already ongoing) use as a uPVC window manufacturing facility introduces significant industrial activity in extremely close proximity to housing.

This is fundamentally incompatible with planning policy which requires that development must not result in unacceptable impacts on nearby residents, particularly in respect of noise, disturbance, and hours of operation.

2. Already Significant Harm

The current operation functions weekdays 07:00 to 17:00, and Saturdays from 08:00 to 12:00 the noise is intrusive to anyone enjoying their outside space

Apparently the applicant claims that there have been no complaints, this is incorrect. I have previously complained.

3. The application is attempting to retrospectively legitimise current use but industrial processes must be capable of operating without detriment to residential amenity

The current use fails this test.

4. "Time in Use" Is Not Justification

The applicant says that the tenant has operated since 2017, this is not a valid planning justification.

The length of time that someone has been unauthorised or inappropriate using a facility does not make it acceptable, nor should it override the current harm being experienced by residents.

5. This Use Would Not Have Been Approved originally

Had the current use been applied for at the outset, it is unlikely, in my opinion that permission would have been granted due to

- The immediate proximity to residential dwellings
- The nature of the industrial process (cutting/manufacturing noise)
- The rural setting

This application is effectively an attempt to regularise a use that would not have been acceptable if properly assessed from the

beginning.

6. Precedent and Cumulative Impact

Granting permission would set a dangerous precedent for future industrial activity in close proximity to housing and the erosion of protections for residential properties

The noise generated by the current use is not typical background industrial noise, but consists of high-frequency, tonal cutting noise associated with uPVC fabrication.

Given the immediate proximity to residential dwellings, this results in a significant adverse impact on living conditions, including the use of gardens and enjoyment of homes.

I know of no formal acoustic assessment that reflects the current operating conditions (i.e. doors open, active cutting periods). Any assessment would likely show that the impact exceeds acceptable thresholds.

Without a formal acoustic assessment, the proposal fails to demonstrate compliance with accepted noise standards and should be refused on this basis.

The current use has already caused sustained and unacceptable harm to neighbouring residents. Granting B2 permission would formalise and potentially intensify that harm.

I strongly urge the Council to refuse this application.

Yours faithfully,
JS Jones and EA Jones