

Date: 19 December 2025
Application: 253094



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

PN Class Q Agri to Resi Consultation

Application Number: 253094

Applicant: Mitch McDonagh

Site Address: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Parish: Swallowfield

Grid Reference: Easting - 472917, Northing - 163490

Type of Development:

Proposal: Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings, with associated building operations.

Case Officer: Benjamin Hindle

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 253094. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **12 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	253094
Address:	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings, with associated building operations.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

This application forms a part of the wider works taking place at Glasspool Farm. The applications included within Glasspool Farm consist of:

App. 253049	Building A	Residential (5 dwellings)
App. 253094	Building B	Residential (5 dwellings)
App. 253093	Building C	Commercial Storage Unit (500sqm)
	Building D	Office (500sqm)

This application is submitted further to the prior approval submission under reference '242193'. The scope of this application considers the proposed works relating to the identified '*Building B*' of the previous approval with alternative design. The site comprises 5 residential units, each of which contains 4 habitable rooms and is the same as approved in 242193.

The key highways considerations for PN Class Q are transport and highways impact of the development.

It is relevant to note that if this application is delivered independently, it is a reduced scale proposal of 242193, which previous highway comments remain relevant, and the proposal is considered acceptable in principle.

Whenever applicable, the Highways also provide comments if the applicant intends to deliver 253049, 253094 and 253093 concurrently (hereafter 'cumulative development').

Traffic Impact

The traffic generated from the five dwellings are unlikely to have significant impacts on the wider highway network.

Access

For this proposal

It is understood that the existing site access is to be retained therefore it is expected that the existing sightline can be retained. WBC Highways would expect a site plan showing the proposed access road, turning area and parking arrangements.

It is noted that the proposed boundary treatment and landscaping in Drawing Ref. 5389-003 is different from the approved Drawing GF/07/24 (Rev. F) in 242193. The applicant shall clarify the approved boundary treatment and landscaping will remain applicable to this proposal, and include these areas within the red line boundary.

For cumulative development

As the site is located off the public highway, the applicant is expected to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of any unit. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance	
Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	7.910m

As the existing driveway and turning area are not clearly indicated, the applicant shall confirm that there will be sufficient turning space for fire tender to manoeuvring.

Meanwhile, the cumulative development will be a significant intensification of existing gated access road. The existing access road width is circa 4.3m, which will be suitable to accommodate the proposed traffic for up to 10 dwellings, but not the additional traffic involved by the proposed commercial activities.

Subject to the proposed scale of the commercial activities in 253093, a minimum access width of 4.5m or 4.8m will be required for the length of the largest vehicle accessing the site from the edge of the carriageway and a minimum width of 4.1m throughout, to accommodate two-way traffic of the proposed development.

Parking

According to the WBC Parking Standards, the development of such scale in Village location will require a minimum of two parking spaces (per unit) within the red line boundary, including an unallocated visitor space. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed site contains provision for 10 parking spaces, distributed equally amongst the units (2 per unit). An additional visitor parking space is required to meet the council's parking requirement. With the proposed parking arrangement, a minimum of 6m driveway clearance shall be provided for vehicle to manoeuvre safely into and out of the parking spaces.

The dimensions of parking shall be revised to meet the council's requirement, following the submission of a plan clearly indicating the access and turning area.

The provision of electric vehicle (EV) charging is not a criteria under Class Q however, it is a Building Control Requirement under Building Control Regulations Approved Document S. The applicant shall confirm the provision of EV charging points and one per dwelling is required.

Cycle Parking

In accordance with WBC Parking Standards, 2 cycle parking spaces are required per house with 4 habitable rooms (10 cycle storage facilities in total). The applicant shall provide a plan clearly indicating the location of secure cycle storage facilities which shall be in line with WBC Parking Standards in this proposal or when discharging the condition.

Refuse Collection

For this proposal

Refuse collection arrangement has been approved in 242193, subject to the proposed internal road arrangement, location of BCP and the submitted swept paths. The applicant shall confirm if the approved refuse collection servicing will remain suitable. The applicant is expected to resubmit the swept paths whenever applicable.

For cumulative development

Commercial waste collection arrangement will be required for the commercial activities of the wider site. The applicant shall clarify if the proposed commercial waste collection of the wider site will apply to the proposed residential units.

Conditions & Reasons (if required)

Date:	08.01.2026	Signed:	JP [SW]
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