

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253094
Site Address:	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU
Expiry Date:	13 February 2026
Site Visit Date:	14/01/2026
Proposal: Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings, with associated building operations.	

PLANNING POLICY/LEGISLATION

Town and Country Planning Act 1990 (as amended)

Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
Section 57	Planning permission is needed for all development of land.
Section 187a	Enforcement for breach of conditions

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
Article 3	In conjunction with Schedule 2, Part 3 Class Q grants planning permission for the change of use of buildings on agricultural units and former agricultural buildings to dwellinghouses
Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3

PLANNING HISTORY

Application No.	Description	Decision & Date
TP/2006/6744	Change of use of agricultural land to use for storage / distribution of wood chips (retrospective)	Approved 14/03/2006
152333	Application for prior approval for proposed change of use of three agricultural buildings to dwellinghouses (Use Class C3)	Prior approval approved 14/10/2015
160121	Outline application for the erection of 4no dwellings (all matters reserved)	Refused 16/04/2016
180706	Outline application for the proposed erection of 3 no. new dwellings (all matters reserved)	Refused 01/05/2018
181989	Application for prior approval for the proposed change of use of an existing agricultural building and the land within its curtilage to 5 no. dwelling	Prior approval approved

	houses	07/09/2018
193385	Prior approval submission for proposed part conversion of 2 no. barns to form 5 no. dwellings.	Prior Approval Refusal 28/01/2020
193386	Prior approval submission for proposed part conversion of barn to flexible use.	Prior Approval Refusal 28/01/2020
200243	Prior approval submission for the conversion of 2 no agricultural buildings to provide 5 no. dwelling houses.	Prior Approval-approved 26/02/2020
200371	Prior approval (Class R) submission for the proposed change of use of 1no. agricultural building to an office use building with ancillary parking.	Prior Approval – approved 15/05/2020
213273	Full application for the proposed erection of one 5 no. bedroom detached dwellinghouse and detached garage following demolition of existing farmhouse and associated outbuildings.	Refused 03/02/2022
214052	Full application for the proposed erection of one 4no. bedroom dwelling.	Refused 07/02/2022
223623	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 4.00m and the height of the eaves 2.40m.	Prior Approval-approved 23/01/2023
230260	Prior approval submission for proposed part conversion of 3 no. agricultural barns to form 5 no. dwellings with associated works including partial demolition.	Prior Approval-refused 24/03/2023
230850	Householder application for the proposed raising of the roof with the insertion of 1no. front dormer window and 2no. rear roof lights to create habitable accommodation. Proposed single storey side/rear extension with roof lights and single-storey front extension to create a porch following demolition of existing roof, ground floor utility and bathroom and demolition of chimney on eastern elevation and chimney on northern elevation and changes to fenestration.	Withdrawn 04/08/2023
232273	Change of use of land to residential for the proposed erection of 1 no. detached dwelling and garage following demolition of the existing garage and agricultural outbuilding. (Part retrospective).	Approved 17/05/2024

242193	Prior approval submission for proposed conversion of 2 no. agricultural buildings (Buildings A and B) to form 10 no. dwellings with associated works including partial demolition.	Approved 22/10/2024
253049	Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings with associated works including partial demolition.	Pending decision.

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received.
WBC Drainage – No response received.
WBC Highways - No objection in principle, additional information requested with respect to cycle storage and refuse collection.
WBC CIL – Advice provided.

External

Berkshire Archaeology - Area has archaeological potential and likely to be archaeological implications however this is a prior approval application. This is consistent with approved prior approval to the same building under application 242193.

REPRESENTATIONS

Parish/Town Council	No comments received following extension requested dated 06/01/2026.
Ward Member(s)	No comments received
Neighbours	6 objectors have raised the following concerns: • Cumulative traffic impact • Severe highways impact • Access concerns • Construction traffic • Noise impact • Drainage impact and flood risk • Harm to a Grade II listed building (setting and vibration) (<i>Officer note: this is not a matter to consider under the prior approval process</i>). • Harm to the character and appearance of the area • Undesirable location • Asbestos concerns • Environmental Impact and ecological harm (<i>Officer note: granting this prior approval does not permit any</i>

	<i>harm to protected species, which are protected under separate legislation).</i> • Damages to verges of road network and increase pollution • Unauthorised site entrances (outside of the application site) (<i>Officer note: the accesses shown do not form a part of the prior approval redline).</i> • Urbanisation of a quiet rural lane • Structure unsuitable for conversion
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PART Q.1 APPRAISAL				
Town and Country Planning Act 1990 (as amended)			Yes	No
1	s.55	Does it constitute development?	✓	
2	s.191	Would it be contrary to an enforcement notice?		✓
3	s.187a Art.3 (4)	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)			Yes	No
4	Art.3 (5)	Are the building operations involved in the construction of the original building lawful?	✓	
5	Art.4	Is there an 'Article 4 Direction' in effect for the site?		✓
6	Sch.2 Q. (a)	Does it consist of a change of use from (i) a building that is part of an established agricultural unit and any land within that buildings curtilage, or (ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage to a dwelling house? The site history shows that the building was accepted as being in agricultural use as part of an established agricultural unit in the 2015 application 152333. Whilst the building is currently not in use, clearly no change has occurred since this application. This position was also taken in applications 181989; 200243 and 230260 and from the site visit there is little change or reason to dispute this.	✓	
7	Sch.2 Q. (b)	Does it consist of development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a)? No extension of buildings A or B are proposed.		✓
8	Sch.2 Q. (c)	Does it consist of development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a)?	✓	

		Part of Building B was part of prior approval 200243 (relying on 152333). Although the legislation relating to Class Q has since been updated, at the time of this application, was considered that any works reasonably necessary to carry out the conversion and would not relate to structural elements. Furthermore, building B as a whole was consented along with Building A within prior approval 243193. The Applicant has submitted a Structural Engineering Inspection Report by Gurney Consulting Engineers dated July 2024. It concludes that it will, in their opinion, be feasible to convert the existing barn into dwelling houses without wholesale reconstruction of the primary structural frames. The walls, roof and ground floor slabs would require upgrading to achieve the necessary thermal and watertight envelopes commensurate with building regulations for habitable accommodation. On this basis, it is considered that the building remains suitable for conversion and the building operations required would not amount to substantial rebuilding or reconstruction of the existing structures.		
9	Q.1(a)	Was the site part of an established agricultural unit— (i) (i) on 24th July 2023, or (ii) (ii) where the site became part of an established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins?	✓	
10	Q.1(b)	In the case of a site that was (but is no longer) part of an established agricultural unit (i) was the site part of an established agricultural unit on 24th July 2023? (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, was the site part of an established agricultural unit for a period of at least 10 years before the date development under Class Q begins? (ii) since ceasing to be part of an established agricultural unit, was the site used for an non-agricultural purpose?	N/A	
11	Q.1(c)	Would the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceed 150 square meters?		✓
12	Q.1(d)	Would the development under Class Q (together with any previous development under Class Q) within the original limits of an established agricultural unit result in (i) (i) The cumulative number of separate dwellinghouses having a use falling within		✓

		Class C3 (dwellinghouse) of the Schedule to the Use Classes Order exceed 10? (ii) (ii) The cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order exceed 1,000 square metres? Prior approval 200243 was not completed within 3 years of the date of Prior approval (26 February 2020) therefore has expired. This development would supersede prior approval 242193 given it relates to the same buildings.		
13	Q.1(e)	Is the site occupied under an agricultural tenancy (unless the express consent of both the landlord and the tenant has been obtained)? There is no agricultural tenancy		✓
14	Q.1(f)	Less than 1 year before the date development begins, has (i) (i) an agricultural tenancy over the site been terminated, and (ii) (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use? There is no agricultural tenancy	N/A	
15	Q.1(g)	Has development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) been carried out on the established agricultural unit during the period which is 10 years before the date of development under Class Q begins? No works have been undertaken A(a) or B(A) of Part 6		✓
16	Q.1(h)	Would the development result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than? (i) the extension of the building allowed by paragraph Q.1 (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i)? No extensions are proposed.		✓ ✓
17	Q.1(i)	Would the development under Class Q(b) results in an extension that— (i) (i) has more than one storey? (ii) (ii) is sited anywhere other than to the rear of the building? (iii) (iii) extends beyond the rear wall of the existing building by more than 4 metres? (iv) (iv) has eaves the height of which exceed the height of the eaves of the existing building? (v) (v) is higher than whichever is the lower of-		✓ ✓ ✓ ✓

		(aa) the highest part of the roof of the existing building, or (bb) a height of 4 metres above the ground? (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or (vii) would be sited on land that, before the development under Class Q(b) is not covered by a hard surface that was provided on the land by virtue of any development, and- (aa) the hard surface was provided on the land on or before 24th July 2023, or (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins? No extensions are proposed.		✓ ✓ ✓ ✓ ✓
18	Q.1(j)	Would the development under Class Q(c) consist of building operations other than- (i) the installation or replacement of- (aa) windows, doors, roofs or exterior walls or, (bb) water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwellinghouse, and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i)? See above		✓ ✓
19	Q.1(k)	Is the site is on article 2(3) land?		✓
20	Q.1(l)	Is the site is, or does it form part of— (i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area?		✓
21	Q.1(m)	Is the site, or does it contain, a scheduled monument?		✓
22	Q.1(n)	Is the building a listed building?		✓
23	Q.1(o)	Would the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27 th March 2015(3) as read with the notes dated 19 th May 2016 which apply to it?	✓	
24	Q.1(p)	Does the building have suitable existing access to a public highway?	✓	

PART Q.2 APPRAISAL

Q.1 (1)

Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

Transport and highways impacts of the development

The traffic generated by a net increase of five dwellings, when taking into consideration the agricultural use, is not considered to result in detriment to highway safety.

Whilst concerns regarding the narrow width of Part Lane are noted as well as the perceived cumulative impact arising from development in the area, it is not considered the level of traffic generated would be substantial to the extent a reason for refusal could be substantiated.

It is noted that WBC Highways requested additional information on this submission with respect to cycle parking and refuse collection, however, the layout remains identical to that approved within prior approval 242193. Furthermore, adequate space remains within each unit to offer cycle storage and joint refuse collection can be facilitated at the highway fronting shared access point. No objections on grounds of highway safety concerns have been received.

Noise impacts of the development

It is considered that a residential use would be unlikely to generate high levels of noise. Taking into account the noise generated by an agricultural use, no objection is raised in this respect.

Contamination risks on the site

Section 78A (2) of Part 2A of the Environmental Protection Act 1990(a) states that 'contaminated land' is any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that (a) that significant harm is being caused or (b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused.

The proposed development is located within the buffer zone of a former landfill site and within a contaminated land consultation zone. As there is a potential risk of ground gas on the site of the proposed use, the applicant has submitted a gas monitoring report and trial hole gas exploratory plan which outlines that there is no significant risk of ground gas migration into the proposed property. Notwithstanding, this report is limited to the existing dwelling on site and as such a condition is secured requiring a preliminary land contamination assessment.

It is further noted that Building B has been outlined to contain asbestos - This is clarified in the technical note and survey submitted, which outlines a full asbestos refurbishment and demolition survey and removal plan should be carried out an

implemented prior to demolition and removal. This is secured by planning condition.

Thus, no conditions are required as previously imposed on application 242193.

Flooding risks on the site

The site is within Flood Zone 1 according to the Environment Agency Flood maps and therefore at low risk from flooding. Given that there would be no increase in the footprint of the building and there is already hard standing in place, it is not considered additional flood risk would occur as a result of the change of use. It is noted that comments submitted and the Drainage Officer response highlight the issue of foul drainage. However, this is not an aspect that can be considered through the prior approval process and therefore no weight is afforded to this.

Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order

The building is located a short distance from an established access onto Part Lane. As such it is considered the site and location of the buildings adjoining Part Lane, which comprises various residential dwellings is not impractical. Further, Glasspool farm is was not a working farm at the time of the site visit and appears redundant therefore there are no intensive farming or other activities that could affect the desirability of the site for residential use.

The design or external appearance of the building

The buildings are proposed to be clad and whilst they would be utilitarian in appearance this would be broken up by the insertion of windows. Given the rural character of the area, no objection is raised in terms of the external appearance.

It is noted that the immediate curtilage as shown in the proposed site plan illustrates encapsulation of the curtilage to separate it from farm 'yard' area to the north. Details as to how this will be facilitated were not submitted in support of the application. Thus, a condition has been secured to require the submission of these details prior to occupation.

The provision of adequate natural light in all habitable rooms of the dwellinghouses

The submitted plans indicate the position of the windows openings would allow for the provision of natural light to the habitable rooms across the ten dwellings, therefore no objections are raised on this aspect.

The provisions of paragraph W:

Paragraph W sets out the provisions to comply with in terms of the submission, determination and decision of a prior approval application. It is considered that all relevant aspects have been complied with.

The other conditions are noted Q.2 (2) Q.2 (3) Q.2 (4).

Community Infrastructure Levy:

There would be net increase in floor space and therefore the development may be liable to pay the Community Infrastructure Levy (CIL).

Thames Basin Heaths Special Protection Area:

The site is within 5 km of The Thames Basin Heath Special Protection Area and the proposal is for a net increase of five residential units resulting in a requirement to mitigate the impact. Given that the GPDO grants planning permission for development subject to the provisions of regulations 73-76 of the Conservation of Habitats and Species Regulations 2010, then the onus is on the applicant to proceed in accordance with the Habitats Regulations. On this basis, an informative regarding this is considered necessary.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Prior approval, approval.
Date:	29 January 2026
Earliest date for decision:	9 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30/01/26

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Archaeological Sites
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation Zone
Ordinary Watercourses Consultation Zone
Archaeological Sites Consultation Zone
Ordinary Watercourse
Great Crested Newt Consultation Zone Householder
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor