

PLANNING REF : 251774
PROPERTY ADDRESS : Rowan House
: 3A Rowan Drive, Crowthorne, Berkshire
: RG45 6RY
SUBMITTED BY : Mr Nigel Rapley
DATE SUBMITTED : 24/09/2025

COMMENTS:

Formal Objection to Planning Application 251774 - 1B Old Sawmill Lane, Crowthorne

I am writing to formally object to the proposed development of two self-build dwellings at 1B Old Sawmill Lane. As a long-standing resident, I have witnessed the evolution of this area and feel strongly that this application should be refused for the following reasons:

Planning History: Previous applications for this site have been refused, including at appeal, and those proposals were for a single, smaller unit. There have been no material changes to the site or surrounding area that would justify approval now.

Precedent for Back-Garden Development: Approval would set a precedent for further infill development along Old Sawmill Lane, undermining its semi-rural character and inviting future applications that would erode the integrity of the lane.

Loss of Amenity and Safety: Old Sawmill Lane is a valued pedestrian route, used daily by children walking to school and local residents. It is narrow, informal, and not designed to accommodate additional vehicular traffic. Increased use would compromise safety and diminish its amenity value.

Environmental Impact: The site has already been stripped of natural ground cover, and further development would permanently destroy wildlife habitats. The lane forms a natural boundary at its northern end, which this proposal would disrupt.

Unsuitable Access and Infrastructure: The lane is not suitable for construction traffic, emergency services, or regular deliveries. The junction with Old Wokingham Road is already under pressure from nearby developments, and this proposal would exacerbate existing issues.

Tree Preservation Concerns: Mature oak trees along the western boundary are protected by Tree Preservation Orders. There is evidence of unauthorised pruning, raising concerns about future compliance and the long-term health of these trees.

Site Usage and Credibility of Proposal: The land currently hosts a mobile home with no formal services and is being used as a builder's yard. This raises questions about the nature of the proposed "self-build" dwellings and whether they reflect genuine residential intent.

Housing Need Already Met: With over 1,000 new homes delivered at Bucklers Park and further development underway nearby, there is no demonstrable need for additional housing on this sensitive site.

This proposal fails to meet key principles of the Borough Design

Guide, including maintaining the character of the area, respecting the existing layout, and protecting the environment for current residents. I respectfully urge the Council to uphold its previous decisions and refuse this application.