

PLANNING REF : 251774
PROPERTY ADDRESS : 6 Old Sawmill Lane
: Crowthorne, Berkshire
: RG45 6LN
SUBMITTED BY : Mrs Mandy Bates
DATE SUBMITTED : 02/10/2025

COMMENTS:

I am writing to formally object to the proposed development of two self build dwellings at 1B Old Sawmill Lane.

We have lived in Old Sawmill Lane for over 30 years and when we first arrived the public highway ended at a gate beyond which was a leafy, wooded track used by dog walkers and school children to walk through to Pinehill Road. Over the years the gate has been damaged and then removed so residents on Ellis Road could access their back gardens which they have extended over the ditch down the southern side of the lane. The current ownership of the lane is unclear but it is not a public highway. The proposed development has no access off the public highway and will need to cross private land to gain access.

There has been a previous planning application on this land that was turned down by the Council and also under appeal due to the harm of development outweighing any gain. This continues to be the case as it will detract from the open and informal character of the lane and set a precedent for future development of the gardens backing onto the lane.

The properties proposed are not in keeping with the character of the area and will lead to additional traffic movements down Old Sawmill Lane. The lane is already struggling to cope with cars parking on the highway once Buckler Park Open Space Car Park is full. Access for emergency vehicles is restricted due to cars parking on both sides of the road.

The proposed development will impact on the wildlife in the area, particularly, bats, owls, red kites and foxes. Also, there will be damage to the protected trees on the west boundary of the development site with the construction of 2 properties on a small site.

Finally there has been no material change since the previous planning applications for a single dwelling were refused and, as determined previously, this application will harm the existing character of the local area and reduce the quality of the environment for existing residents in Old Sawmill Lane.