

PLANNING REF : 260860  
PROPERTY ADDRESS : 1 Bank Side  
:  
: RG40 3QB  
SUBMITTED BY : Mr Chris Ella  
DATE SUBMITTED : 01/06/2026

COMMENTS:

We write as residents of Bank Side to formally object to the above application on the following material planning grounds.

**\*\*1. Highway Safety and Unsuitability of Access Route\*\***

The cul-de-sac is a narrow residential road with no through-traffic provision and no infrastructure to accommodate construction or delivery vehicles. Routing building access through this road (for what is a multi-dwelling development, only one of which intended to front our road) is inappropriate and disproportionate. We strongly contend that all construction traffic for the wider plot should be required to access via Nine Mile Road, which is the logical and suitable route for the other dwellings on this application. Permitting our road to serve as a construction access route is an unacceptable burden on existing residents and should be explicitly conditioned against, regardless of the outcome of this application.

**\*\*2. Road Damage from Construction Traffic\*\***

Our road is already sustaining visible damage from the volume and sight of construction vehicles associated with this development. The small road is not designed or maintained to accommodate this type of use.

**\*\*3. Loss of Resident Parking Provision\*\***

The end of the cul-de-sac currently provides informal but well-established on-street parking used by residents and their visitors. This parking is not formally designated but has formed part of the usable amenity of this road for many years. The proposed development would eliminate this provision without any compensatory measure, to the detriment of existing residents' amenity. This exacerbates the already contentious parking situation in Bank Side, since many houses not on Bank Side but rather Nine Mile Road fill up our road leaving us precious options for our own uses and guests.

**\*\*4. Overdevelopment and Out-of-Character Density\*\***

A new dwelling at the head of a cul-de-sac, served by a road not designed for increased traffic, would represent overdevelopment of the plot. The character of this road as a low-traffic residential close would be materially and permanently harmed.

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We respectfully request that the application be refused, and that in any event, a condition be attached to any consent for the wider plot explicitly prohibiting construction access via Bank Side, requiring all site traffic to use the Nine Mile Road access point instead.

Mr Chris Ella & Mrs Samantha Ella

1 Bank Side