

PLANNING REF : 251774
PROPERTY ADDRESS : 17 Rowan Drive
: Crowthorne, Berkshire
: RG45 6RY
SUBMITTED BY : Mr And Mrs Michael Pilszak
DATE SUBMITTED : 29/09/2025

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.

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.

Housing Need Already Met: With over 1,000 new homes delivered by the developments of Oakham Park and Bucklers Park.