

PLANNING REF : 251774
PROPERTY ADDRESS : Old Sawmill Lane
: Crowthorne, Berks
: RG456LN
SUBMITTED BY : Mr Michael Hutt
DATE SUBMITTED : 01/10/2025

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.
There is no such number residence as 1B and this is simply a made up location to suggest authenticity.
This plot has had many applications over the years (last one 153409) , all of which have been rightly declined as "development not suitable".

When we moved into Old Sawmill Lane 30 years ago, the cul-de-sac ended and there was a gate to the narrow lane beyond, the gate was permanently padlocked closed to stop vehicle access. Beyond the gate here was a small single track footpath that allowed pedestrians access to the other end of the lane.
Over the years the gate fell into disrepair, was removed and cars stated to access the lane for rear garden access.

Any "back garden" development would set an unwanted precedent for the whole lane by creating permanent road access to new houses rather than the current temporary access to rear gardens.

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 1B has already been stripped of natural ground cover, and further development would permanently destroy wild life habitats.
The lane forms a natural boundary at its northern end, which this proposal would disrupt.

There are enough issues with parking down Old Sawmill lane as it is, with residents/companies using it as an over flow for parking from the adjacent roads. Not to mention dog walkers when Bucklers Park car park gets full, more traffic is not required

There's wildlife including bats, foxes, red kites and owls who will be disturbed by the works along with residents in the area, we don't

need any more HGV's using the garages in OSM Lane as a turning point troying both the tarmac and foundations - this is private land but no notice is ever taken of that.

There are more than enough new homes being built in Crowthorne already ref Bucklers Park and the new development on Nine Mile Ride, I don't see the need for infill in the back of gardens to provide additional housing.

Some of the above comments have been plagiarized from other peoples comments for this application as they are worthwhile repeating.