

PLANNING REF : 251774
PROPERTY ADDRESS : 40 Ellis Road
: Crowthorne, Berkshire
: RG45 6PU
SUBMITTED BY : Mr David Richards
DATE SUBMITTED : 23/09/2025

COMMENTS:

I object to Planning Application 251774 (1b Old Sawmill Lane) on the following grounds:

1. There is no such address as 1b Old Sawmill Lane and its use gives this application fictitious authenticity.
2. There will be an increase in the risk of an incident involving children and others who use the lane as a footpath and where there is no provision for pavements.
3. There are no other dwellings that have sole access via the unmade section of Old Sawmill Lane and this application would set a dangerous precedent.
4. The houses represent a form of tandem development that is undesirable. There is currently no other housing to the rear of properties in either Rowan Drive or Ellis Road where they back onto the unmade section of Old Sawmill Lane.
5. Because the proposed houses would be adjacent to existing housing, it gives the impression of being low-impact whereas in fact it could trigger a 'domino effect', where other land is consumed to the rear of houses one by one along the lane.
6. The houses would have an undesirable impact on the semi-rural character of the lane.
7. There would be insufficient access for Emergency vehicles and for refuse collection.
8. The site is located within 5km of the Thames Basin Heath Special Protection Area (SPA) and conflicts with Core Strategy Policy CP8.

This application should be refused.

David Richards