

PLANNING REF : 261490
PROPERTY ADDRESS : Fredericks
: , Bath Road, Fredericks Bath Road, Knowl Hill
: RG10 9UU
SUBMITTED BY : Mr Paul & Christine Childerhouse
DATE SUBMITTED : 07/07/2026

COMMENTS:

Firstly, the application site adjoining our property should be postcode RG10 9UU which was changed due to an error from RG10 9UT.

We wish to object to this application for the following reasons.

1. The few road fronting properties date from 1780 so should be of historic value as they are likely the oldest residential properties in Knowl Hill. Fredericks has enjoyed openness in its position since this date therefore a new build next door would be totally out of character. We understand Mrs Sleep the previous owner of our property had used the land as an orchard.
2. The land remains green belt and does not satisfy the definition of "Grey Belt".
3. The proposal causes a loss of openness through new built development and would perpetuate ribbon development along the A4.
4. The previous appeal decisions remain highly relevant and no fundamental site changes have occurred.
5. The sustainability benefits are overstated with future occupiers still likely to rely heavily on private cars entering and leaving an entrance shared by 4 other properties onto a road of 50 mph.
6. The public benefit of a single additional dwelling is limited and does not outweigh Green Belt and countryside policy concerns.