



Crowthorne Village Action Group
CVAG protecting our village against urbanisation

Crowthorne Village Action Group
c/o 42 Napier Road
Crowthorne
Berkshire
RG45 7EL

Dear Sirs,

On the following page is CVAG's objection to Planning Application 15/00756/FUL,
Erlegh Lodge **73 Dukes Ride** Crowthorne Berkshire - Demolition of existing flats and erection of a three-storey
building accommodating 12 two bedroom flats with associated car parking and amenity space.

Please will you confirm receipt of this document.

Yours faithfully

J.G.McNab



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Planning Application 15/00756/FUL

Erleigh Lodge **73 Dukes Ride** Crowthorne Demolition of existing flats and erection of a three-storey building accommodating 12 two bedroom flats with associated car parking and amenity space.

This is CVAG's objection to this application. Our grounds are:

1. Scale and mass of the building

The proposal is not in sympathy with the appearance and character of the local environment and is not appropriate in scale, mass, design and layout, both in itself and in relation to adjoining buildings, spaces and views. As such the proposal is contrary to National Planning Policy contained within PPS1, Policy CS7 of the Bracknell Forest Core Strategy DPD and Policy EN20 of the Bracknell Forest Borough Local Plan

The proposed development is overbearing and out of character with the street scene and has no redeeming artistic or aesthetic features. The three storey building is over-height for its location. It would present a wide unattractive mass on the Dukes Ride frontage and also to the rear. Thus it would not contribute positively to Dukes Ride's character as a 'Sylvan thoroughfare' and would not be appropriate within its context.

Though this is a full application, the plans do not make clear the design of the landscaped areas. There is no indication of hedges, nor trees. In front of the three car parking spaces facing Dukes Ride the "landscaping" is only half a metre wide, insufficient space for a hedge (the existing hedge is nearly 2m wide).

2. Car and Cycle Parking

There are insufficient car parking spaces as specified in [Bracknell Forest Borough Parking Standards Supplementary Planning document](#) (P14-15 Table 3.2): for 2-bed flats: 2 spaces per unit plus 1 visitor space per 5 units = 26.4, (that is 27). This non-observance of the standards will cause on-street parking, reducing residential amenity and harming highway safety, particularly on Duke's Ride.

There is no provision for disabled parking, which should allow 10% = 2.6 (which means 3) spaces.

There is no provision for cycle storage. The Parking Standards state that, where no garage is provided, there should be Secure Cycle Storage with 1 space per bedroom plus visitors at 1 space per 5 units (=26.4 meaning 27)

There is no provision of Secure Motor-bicycle storage.

3. Amenities

Though the Application Form mentions a bin store adjacent to the vehicular entrance, this is not drawn on the plans.

4. Thames Valley Basins Special protection Area

The proposed building is between a 400m and 5km straight line distance from the SPA and thus is likely to have a significant effect on the SPA, either alone or in combination with other plans or projects. Though this is a full application, the plans neither recognise this important planning policy (South East Plan NRM6), nor provide details of proposed mitigation.