

From : Mrs P Whitehead, 78 Shiplake Bottom, RG9 5HP

P19/S2061/FUL - Erection of a single storey detached 2-bedroom dwelling, Highfield 17 Stoke Row Road Peppard Common RG9 5EJ

I **Object** to the above application for the following reasons.

Backlands development/Harmful effect on local character

If granted this application would set a dangerous precedent for development of the large back gardens on Stoke Row Road and my own on Shiplake Bottom. There is a further 12 back gardens between the turn off into Stoke Row Road at the top of Gravel Hill and the cross roads with Gallowstree Road – a distance of approximately 400 metres. If all were to be developed the number of access drives onto this short length of road could double therefore detracting from the character of the area and escalating the risk of road traffic accidents on the busy road. Increasing the density of housing in this area would be disastrous for all other current and future residents, resulting in loss of air quality and tranquillity due to increased noise, light and traffic pollution.

Access arrangements

Whilst some effort has been afforded to this application to demonstrate the possibility of both private and commercial vehicles turning within the site, it is still my belief that commercial drivers, with their tight time constraints, would prefer to either back into or out of the proposed site entrance, or park on Stoke Row Road causing danger on the busy main road in all cases.

Loss of Green space

In my opinion, the loss of this precious green space would be unforgivable. To look across from my property onto a 1.8m close boarded fence instead of being able to see through to two further orchards through chain link fences is a

disagreeable substitution. It also removes forever the chance for children and adults alike to observe and learn about the flora and fauna of their own surroundings and how to respect and nurture them.

Loss of nature corridor

The nature corridor is a well used route through all of the gardens on Stoke Row Road and Shiplake Bottom. This gives safe passage to larger wildlife (muntjac deer, foxes) between their alternative habitats of local woodland and common land. It also gives refuge to this wildlife and their young. Many more species of smaller mammals, insects and reptiles thrive in these quiet green spaces supporting many species of birds all of which has designated this area as a Priority Habitat (page 15 Ecological Appraisal for the site).

Overlooking neighbouring properties

The proposed property would sit at the top of the sloping plot directly overlooking many properties in Shiplake Bottom. Whilst in the summer the deciduous south west boundary hedge will partly protect views from either, in the winter there will be no such protection. Whilst screening efforts have been made on the proposed plans to shield views from 15 and 19 Stoke Row Road and 78 Shiplake Bottom, because of the site of the proposed property all of its neighbours, except no 17 itself, will see the property from its corners amplifying the negative visual impact to them.

Other considerations

I have noticed that in the very recent changes to the plans which did not go out for consultation that the driveway on the proposed building has been further narrowed. This is due to Covenant on the boundary fence with no 15 Stoke Row Road now having close boarded fence added inside the plot. This will further compromise vehicle access and turning space enhancing the difficulties demonstrated in my previous letters of objection re larger vehicles and fire engines.