



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Jo Richards  
Planning Officer  
RBWM  
Town Hall  
Maidenhead

25<sup>th</sup> July 2019

**19/01740/FULL Land at Lady Margaret Cottage Charters Road Sunningdale Ascot  
Construction of a detached five-bedroom dwelling with double garage, associated parking and landscaping  
following the demolition of the existing garage.**

Dear Jo

The Parish Council **strongly object** to this proposed development.

### **Ridge height, size and bulk**

The ridge height of the proposed three storey development is 8.85 metres. The developer states that the new development is 21 metres from rear of Lady Margaret Cottage, but only describes the relationship with the adjacent Garth dwelling as being 'offset'. No distances are mentioned. However, the five first floor windows and three roof lights at the rear of the proposed development will be just 10 metres from the Garth. They will dominate, overlook and completely dwarf Garth cottage which is a bungalow. This 10-metre distance is the measurement from the main rear elevation of the proposed new development to Garth cottage but, in front of this and even closer to Garth cottage is an additional single storey room with roof light. The rear elevation of the proposed development is shown below. The photograph of the Garth is also shown below.



Furthermore, the developer is proposing to remove any existing natural screening between the proposed building and the Garth bungalow which only exacerbates the situation. The plans clearly show that the existing cypress trees along this boundary will be removed and replaced with new hedging.

The Parish Council believe that useful comparisons can be made between this proposed building and the almost adjacent proposed Taymount (17/ 02721) development on Lady Margaret Road. Taymount was **Refused at Appeal** on February 12<sup>th</sup>, 2019. The Inspector stated that the proposed Taymount development would result in a significantly bulkier building than those to either side and along this side of the street and that it was not compatible with the street scene. It is worth noting that Taymount had a proposed ridge height of 9.1 metres with similar height properties either side. This proposed development with an 8.85-metre-high ridge height is only 25cms lower in ridge height and situated next to a bungalow.

The front elevation of the proposed development is positioned at 90 degrees to Lady Margaret road. This results in all the windows in this front elevation directly overlooking the adjacent Willowbrook House.

### Trees

The copper beech trees positioned along the boundary with Lady Margaret road are in full public view and significantly enhance the street scene. Whilst the parish council would appreciate confirmation by the Tree Team, there are concerns whether the RPA's that have been shown for these trees are accurate given that root expansion might have been limited in the direction of Lady Margaret Road by the road itself resulting in an unrestricted expansion of the RPA into the main site- where the proposed building is located. What can be in little doubt however is that due to the positioning of the building on the plot with the extensive side elevation facing Lady Margaret Road there will be pressure in future to prune and or remove these valuable copper beech trees. This is further exacerbated by the building being a full three storeys high with a bedroom and ensuite being positioned on the third floor where there are only small roof lights to provide the natural light. This is shown below.



The Parish Council has already mentioned the removal of the cypress trees along the boundary with the Garth. These can be seen in the photograph below. Also, shown is the street scene along Lady Margaret Road. This photograph was taken some time ago before two of the copper beech trees were felled. Hence the difference between the overhead view and the street scene of Lady Margaret Road.



### Townscape assessment

Given the Townscape assessment of a 'Leafy Residential suburb' there are concerns about the area of garden amenity being very small. The proposed building will dominate the site with the built form including buildings, garage and access areas estimated at occupying more than 75% of the plot.

The Parish Council believe this proposed development conflicts with Policies NP/DG1.1, NP DG1.2, NP/ DG2.1, NP/ DG2.2, NP/DG3.1 and NP/EN2.1 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (NP) and request that RBWM **REFUSE** this application given the effect of the development on the character and appearance of the area.

Yours sincerely

Michael Burn

Co-Chairman of the Planning Committee