



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Josey Short
Planning Officer
RBWM
Town Hall
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25th July 2019

19/01768/FULL

**Replacement dwelling, including the removal of x3 trees (T10, T16 and T17)
Charters Pond Charters Road Sunningdale Ascot SL5 9QB**

Dear Josey

There are many similarities between this application and the earlier withdrawn application, 18/03240 with the objection letters to 18/03240, written by the owner of the adjacent Brampton house and the RBWM Planning Officer, Harrison Moore being especially relevant.

The Parish Council reviewed the current application 19/01768 using the RBWM Planning Officers comments as a framework.

1. Green Belt

The Green belt boundary runs throughout the site and in 19/01768 the developer has argued that by removing the decking in front of the house that extended to the pond as specified in 18/03240 this has overcome the earlier objection with regards to development in the Green Belt. However, the Parish Council would argue that the size, bulk and position of the proposed 3 storey development still significantly impacts on the openness of the Green Belt in comparison with the existing bungalow which it will be replacing.

Paragraph 87 of the National Planning Policy Framework advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 89 explains that construction of new buildings should be regarded as inappropriate in the Green Belt, except for listed exceptions. These exceptions include *extensions to buildings if they do not result in disproportionate additions over and above the size of the original building*. Policy GB1 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted June 2003), by reference to Policies GB3 to GB5 does allow **for the limited extension of existing dwellings**.

The existing bungalow comprised 207 sq. metres. This development is 1090 sq. metres., more than 5 times larger than the property it is replacing with a proposed ridge height of 11.6 metres.

Therefore, this objection still applies and the proposal **conflicts with policies GB1, GB2 and GB3 of the RBWM adopted Local Plan (2003)**.

2. Design

RBWM had commented on 18/03240 stating that the number of finishes and materials do not integrate well and that this is exaggerated by the large scale and bulk of the dwelling which is out of keeping. This was illustrated by the large mass of brick wall on the side elevation, glazing to rear elevation and the style of the front elevation.

The Parish Council can see no overall change to the design in the current application that could possibly lead to any revision to the above refusal statement. The overall design is not acceptable and does not respect the leafy residential suburb as described in the Townscape Assessment.

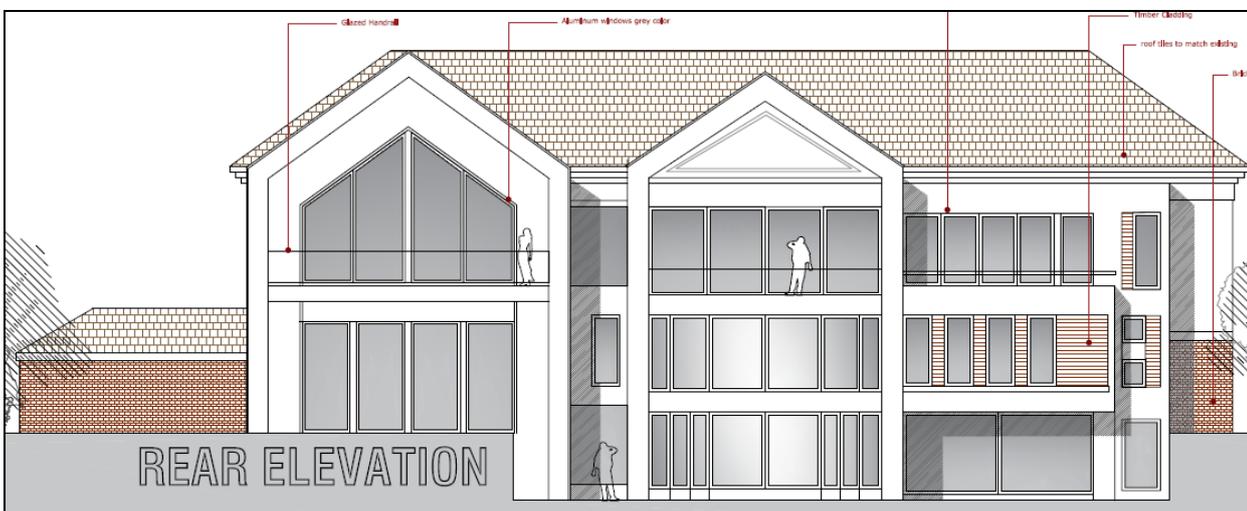
The elevations shown below illustrate the scale, bulk, size and style might be more suited to a building situated on a science park, shopping centre or business park. This is not a residential building that is compatible with the surrounding area. There has been no real attempt to adapt the design to incorporate the comments from the Planning Officer and if anything, the rear elevation is even more dominant than previously.



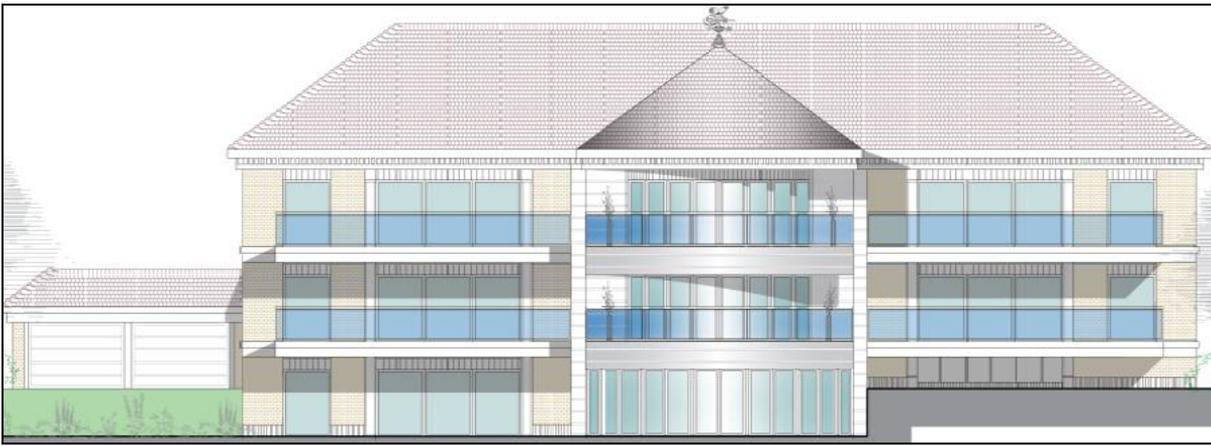
18/03240 Front elevation



19/01768 Front elevation

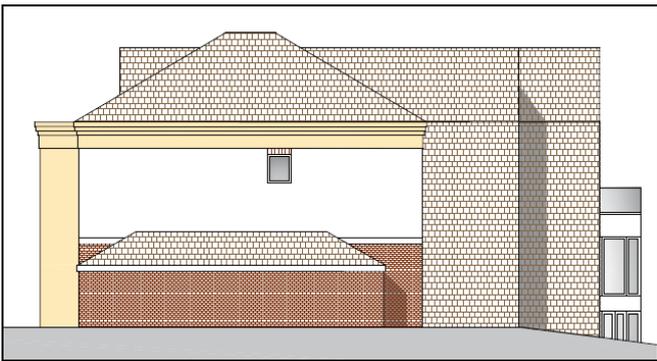


18/03240 Rear elevation

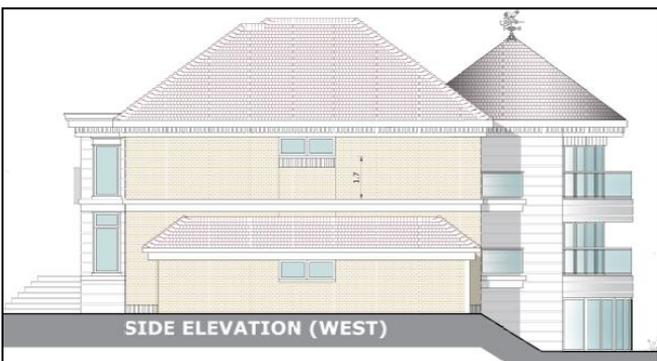


19/01768 Rear elevation

Furthermore, the parish council find the developer's comments rather puzzling when answering the RBWM Planning Officer's design objections. The developer has said that the inclusion of a Bonnet hip roof, String stone course and Reconstituted stone dented moulding are the design answers and that the side elevation has been enhanced to 'create an interesting façade'. The differences in the side elevations are shown below between the two applications for reference.



18/03240 Side elevation



19/01768 Side elevation

This therefore conflicts with NPPF Section 12, Local Plan Policy DG1 and the Neighbourhood Plan NP/ DG1, NP/ DG2 and NP/DG3 and the RBWM Local plan (2003) policies H10 and H11

3. Neighbourhood amenity

The Planning Officer had commented that due to the large increase in scale of the dwelling there may be loss of sunlight and an overbearing impact on Brampton House.

The parish council note that the developer states the latest proposal does fail the 45-degree test on one corner.

The developer has moved the property within the plot to take account of the comments from Brampton House. The parish council believe this means that the tree (T10) on the boundary between Boundary House and Charters Pond can be retained (not stated in arboricultural report- see below under trees) but it does mean that the proposed property is now moving its problems closer to St Bruno flats to the South East.

4. Trees

The Planning Officer also had concerns about trees with 18/03240 given the magnitude of the proposed works. The parish council believe that two TPO trees, T16 and T17 are proposed for felling. However, the accompanying arboricultural report states that the proposed development requires the removal of three trees, one category B Leyland cypress (T17) and two category C Leyland cypresses (T10 and T16). T19 will be removed on safety grounds

5. Conclusion

The Parish Council **strongly object** to this application. Following RBWM guidelines the parish council will be calling this application to Panel and reiterating the comment from the adjacent Brampton House to the earlier application 18/ 03240 when they referred to the development as being ugly, the comment made at the Parish Council meeting was that this was 'one of the ugliest buildings the parish council has ever seen' is perhaps worthy of mention.

Yours sincerely

Michael Burn

Co-Chairman of the Planning Committee