



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Jo Richards
Planning Officer
RBWM
Town Hall
Maidenhead

23 May 2019

Dear Jo

Ref: 19/01058/FULL | Construction of 2no. dwellings including boundary treatment and new vehicle entrance gate following demolition of existing dwelling. | The Spinney Devenish Lane Sunningdale Ascot SL5 9QU

The Planning Committee considered this application at its meeting on 21st May 2019, and **objects** to this application.

This site has been the subject of an earlier planning application (14/01957) which was refused and dismissed on appeal.

Both this current application and the refused application are for two detached houses on the site known as the Spinney.

The Inspector in his Appeal Decision Ref: APP/T0355/W/14/3000086 highlighted many reasons for dismissal of the Appeal.

These were primarily the effect of the proposed development on: -

- The character of the area; and
- the living conditions of the occupiers of neighbouring properties, regarding outlook and privacy.

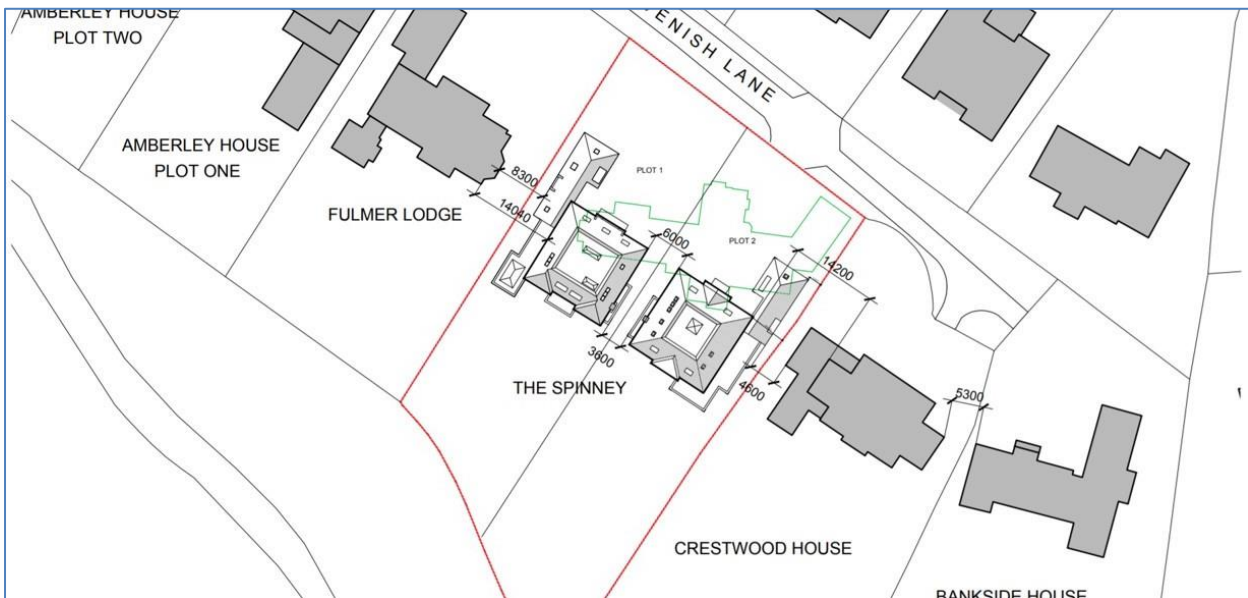
This new application, although still proposing two houses for this site, does have a slightly smaller footprint, with less development to the rear.

This is best demonstrated in the two layouts below: -

Refused Scheme 14/01957



Proposed Scheme 19/01058



However, we believe some of the issues highlighted by the inspector remain relevant to this application: -

- The scheme would still introduce two large two-and-a-half storey houses, with garaging in protruding one-and-a-half storey front wings to the plot.
- The narrow plots extended front garaging, and similarity of dwelling design would result in an overly dense and regimented form of development that would appear as an atypical and incongruous intervention in relation to the prevailing spacious and varied character of the area.

- As such, the scheme would have an adverse impact upon the character and appearance of the area. It would conflict, therefore, with policies DG1, H10 and H11 of the Royal Borough of Windsor and Maidenhead Local Plan (the Local Plan) and policies NP/H2.2, NP/DG2.1, NP/DG2.2 and NP/DG3.1 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

This new design does address some of the issues raised by the Inspector regarding Living Conditions: -

- The rear building line now lines up, more closely, with that of the neighbouring properties. As a result, these new properties would not appear as intrusive and overbearing in the outlook from the neighbouring properties
- Also due to the redesign of these properties, the balcony to the main bedroom has been positioned centrally and no longer protrudes quite so far into the plot
- The distance of these properties from the neighbouring properties has been increased at second story level due to the redesign.

In addition, we continue to have concerns over and above these, with respect to this application: -

Trees.

Although the Design and Access statement makes several references about “existing trees and other significant landscape features being retained” we have a number of concerns about the trees

- The arboricultural report dated 13 March 2019 is rather misleading as The Tree Schedule survey (Appendix 1, pages 22 to 26 within the Arboricultural report) is clearly shown as having been undertaken on 16th May 2014. This is the same Tree Schedule survey that was submitted for the earlier refused Appeal. Given that T3 (a 10 metre high Norway Maple) scheduled for felling at the front of the plot was given a ‘Useful Life’ of less than 10 years in that 16th May 2014 survey we would have expected a more up to date tree survey to ascertain whether there was now actually a ‘Useful Life’ of less than 5 years for T3 if the 2014 survey was accurate. This is a tall, significant tree in full public view.
- We fail to understand why three trees situated on the front boundary of the plot need to be removed at all as they add to the sylvan character of the road and are in full public view. T4 is a 6-metre-high Hazel tree, T18 is a 6-metre-high Cherry tree and T3, as mentioned above, is a 10-metre-high Norway Maple. All these trees are scheduled for felling. We ask that the Tree Officer makes a site visit to confirm whether it is necessary to fell all the trees identified for removal in the arboricultural report. Also, given the 5 year time span since the arboricultural report it would be useful to compare the current status of the trees in comparison to that stated in 2014.

- **Uniformity and Lack of Diversity**

Devenish Lane is a mature suburban area, typically characterised by low density development of substantial detached houses, of varied styles, on large irregular plots. It has a Townscape Assessment of ‘Villas in a Woodland Setting’. Although these two houses have some differences in architectural detailing, the two houses from the street scene have the same scale, bulk, ridge heights and features which make them look similar. This contrasts with the Townscape description which expects ‘a range of building styles. It is disappointing then that these two buildings fail to comply with the Townscape description.

We ask you to **reject** this application.

Yours sincerely

Yvonne Jacklin
Chair Planning Committee