



SUNNINGDALE PARISH COUNCIL

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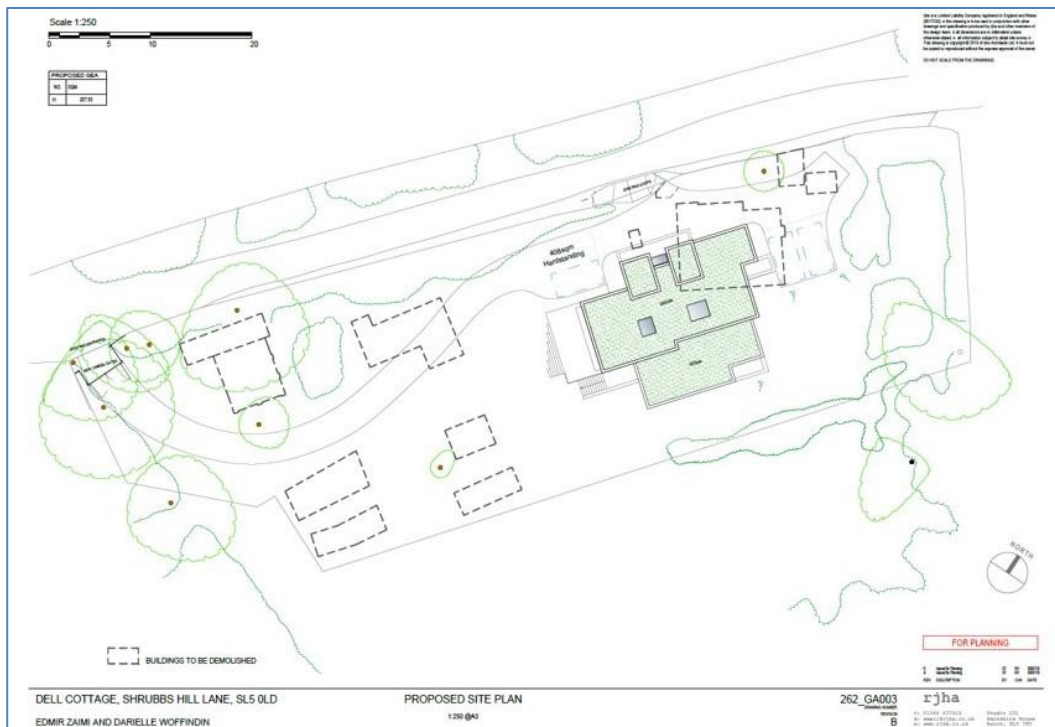
Jo Richards
Planning Officer
RBWM
Town Hall
Maidenhead

29 August 2019

Dear Jo

19/01948/FULL | Erection of a single storey dwelling with basement, involving the demolition of the existing dwelling and outbuildings. | Dell Cottage Shrubbs Hill Lane Sunningdale Ascot SL5 0LD

The Planning Committee considered this application at its meeting on 27th August 2019, and **objects** to this application.



This site is in the Green Belt.

Looking at the replacement dwelling on its own, the size of the proposed single storey dwelling (207 m^{sq} GEA) is nearly **2.5 times** the size of the existing building (83.3 m^{sq} GEA).

If you extend this comparison to include built form within 5m, the figures become 99.6 m^{sq} for the existing dwelling and built form against 207.5 m^{sq} for the proposed dwelling which at a difference of 107.9 m^{sq} is still over double the size of the existing dwelling.

The NPPF states that the construction of new buildings in the Green Belt is inappropriate unless... 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'.

This is clearly not the case here.

Any development in the Green Belt should have a minimal effect on the openness and appearance of the Green Belt. The size of a building or structure, which should be thought of in terms of its total volume, should be kept to the minimum size necessary for meeting appropriate needs.

It is also questionable whether all the numerous outbuildings and sheds, many less than 30m^{sq}, can be argued to offset the large increase in the size of the proposed dwelling.

Finally, the Parish Council notes that the site is covered by the Woodland Tree Preservation Orders (TPO) 050/2005/w1 and w2. The yew tree T3 is protected by the TPO 036/2003/T1.

The Parish Council therefore asks you to **reject** this application on the grounds that this application does not comply with NPPF policies for the Green Belt and would represent development which harms the openness of the Green Belt.

Yours sincerely

Yvonne Jacklin
Chair Planning Committee