SUNNINGDALE PARISH COUNCIL

Shelley Clark
Planning Officer
RBWM
Town Hall
Maidenhead

29 August 2019

Dear Shelley

19/01791/FULL | Two storey side extension | Dorchester House Rise Road Ascot SL5 0AT

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

Firstly, the information provided in this application is sparse and lacking information required to make a considered response. This is particularly true of information relating to Trees on the site.

The extension itself is significant. The information provided in the application does not give details of the extension in relation to the existing building, but visual inspection indicates an increase of a third or more. We believe this constitutes a significant increase in scale and bulk and contravenes Neighbourhood Plan Policy DG2.

Also, in 2014, a scheme to build a new house on this site was refused on appeal (Application 14/02186). Whilst this was for a dwelling which had a larger footprint, one of the key reasons for refusal, that of the impact on Trees, applies equally to this proposed extension.

At the time of the appeal there were numerous tree issues as the development would fall 'within the RPA of trees which add a valuable visual element to the street scene'.

The Parish Council concur with Paul Cross, the Tree Officer's assessment for this application which states…

- The applicant has not provided any arboricultural information to support the current application, therefore it is not possible to determine the arboricultural impact of the proposed development upon on/off site trees.
- Without the necessary information, I recommend a precautionary approach is taken and the application be refused under N6 and DG1

The Parish Council therefore asks you to **reject** this application.

Yours sincerely

Yvonne Jacklin
Chair Planning Committee