

The Pavilion, Broomhall Lane, Sunningdale, SL5 0QS

1. 01344 874268

Email: info@sunningdaleparish.org.uk

[www.sunningdale-pc.org.uk](http://www.sunningdale-pc.org.uk)

Clerk: Ruth Davies

Shelley Clark

Planning Officer

RBWM

27th September 2019

Dear Shelley

19/02560/FULL | Detached double garage. | 5 Pinecote Drive Sunningdale Ascot SL5 9PS

This application was reviewed at the Planning Committee meeting on Tuesday 24th September and the committee **objected** to this application for the following reasons.

The previous application for this site, 19/01821 included the conversion of a garage and the significant extension of the building footprint to provide for a seven-bedroom house. That application also included a triple garage together with a loft storage area accessed via an internal staircase from a separate side entrance.

There were three main objections to this triple garage from the adjoining neighbour, Wynwood, Ballencrieff Road as well as SPAE and Sunningdale Parish Council. The objections were:

1. Erecting a garage forward of the main dwelling was a breach of NP/ DG3.3
2. The garage built for a neighbouring property (No. 7) was approved prior to the Neighbourhood Plan and therefore does not provide any precedent for planning to be granted for this application.
3. The scale of the proposed detached garage in the front garden would be an intrusive feature on the street scene.
4. The pitched roof of the proposed garage is higher than the existing garage and close to the boundary with Wynwood.

Consequently, the applicant submitted revised plans for the same seven-bedroom house but with the complete removal of the triple garage. There was now only hard standing at the front of the property for car parking. Although the existing garage had been converted into additional living space there was now no garage provision whatsoever. The revised plan was approved by RBWM on August 28th, 2019.

Sixteen days later this new application was submitted (19/02560) complete with detailed plans showing a double garage in the same position as the previous triple garage.

The Parish Council **OBJECT** to this application. The same objections that applied to the triple garage (19/01821) are still applicable to the double garage (19/02560).

Whilst the Parish Council can only comment on submitted plans the minimal time interval between the approval of 19/01821 and the submission of this application suggests that if this double garage option was to be approved then the original triple garage might then be submitted as a variation.

The Parish Council request that **RBWM REFUSE** this application

Yours sincerely

Michael Burn

Co-Chair Planning Committee