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Clerk: Ruth Davies

Briony Franklin

Royal Borough of Windsor and Maidenhead

Town Hall, St Ives Road

Maidenhead, Berks SL6 1RF

27th May 2020

Dear Briony

**20/00844/FULL Gleneagles Whinshill Court Sunningdale Ascot SL5 9RU**

**Conversion of the existing garage and first floor annexe building to create ancillary accommodation and x1 new pedestrian entrance gate.**

The proposal for a new access door at the front of the proposed property, the addition of a new bedroom as well as the modification and repositioning of the front gates to the road to provide an additional pedestrian access make it clear that the applicant’s most likely intention is to establish a completely separate and self-contained two bedroomed house on the plot.

It is, therefore, difficult to conclude that such a building design is intended as supplementary accommodation to the main house.

The proposed four car onsite parking provision for both the main house and the new proposed dwelling is likely to complicate safe vehicle exit from the property. Also, any on street parking to ease parking within Gleneagles itself as suggested by the applicant will contravene the agreement that such areas are only a ‘right of way’ for Gleneagles and not for any short- or long-term parking. Similarly, parking is not available elsewhere in the Whinshill site or in nearby Cross Road either.

However, the Parish Council suggest that the provision of a separate and new house within the carefully restricted planning approach that exists in Whinshill Court might be judged as **conflicting with planning policy NP/ DG1- Respecting the Townscape.**

This proposed new development for a new dwelling does not readily respect the Townscape when viewed within the small community of Whinshill Court.

The Parish Council recommend this application is **REFUSED**.

Regards

Yvonne Jacklin and Michael Burn

Co-Chairs of Planning