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Clerk: Ruth Davies

Jo Richards

Royal Borough of Windsor and Maidenhead

Town Hall, St Ives Road

Maidenhead, Berks SL6 1RF

26th June 2020

Dear Jo,

**20/01335/FULL Glencar Devenish Road Sunningdale Ascot SL5 9QT**

**Conversion of existing house and garage and part single part two storey side/rear extension to create 5 x apartments with bin and cycle storage, following demolition of the existing single storey rear element.**

The earlier application on this site (19/02558) added two single storey wings either side of the current single occupancy house. One wing comprised a swimming pool plus plant room, the other wing a snug and breakfast room, these are shown in green from the 19/02558 application proposed ground floor plan.

An earlier lawful development certificate (19/02679) added on the blue areas shown below as office space. The Parish Council Planning Committee objected to this application as there was no accompanying arboricultural report and the site was known to contain a number of significant trees. This objection can be seen in the Minutes from the October 22nd 2019 meeting under the 19/02558 application.

RBWM approved the planning application 19/02558 but there is still no arboricultural report or any mention from the applicant about trees on the site under application 19/02558.



Hence, the applicant gained approval (with these two earlier applications) to increase the footprint of the property by more than 100%. The proposed front elevation of 19/02558 is shown below.



The current proposal (20/01335) is to use the extended footprint obtained above, to now convert a single household into 5 apartments, however there is now an arboricultural report.

Given that the footprint of the two properties is almost identical the Parish council would expect that no significant tree works are required otherwise this would have been specified under 19/02558, but this is not the case.

The accompanying arboricultural report to (20/01335) states that a total of 5 Western Red Cedars (Group G2) approximately 14 metres in height are to be felled. The application also clearly shows that the proposed building compromises the RPA of 4 individual trees and an additional group of trees as shown below.

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| **Trees that will have their RPA compromised** |
| **Tree number** | **Category** | **Tree type** | **Notes** |
| T5 | B | Oak | RPA compromised |
| T7 | B | Holly | RPA compromised |
| T13 | C | Cedar | RPA compromised |
| G1 | Not stated | Western Red cedars | Off site. Number in group not stated |

Additionally, T3, an 18 metre high sweet chestnut, is shown for removal on the tree removal plan.

At this point it is worth mentioning that all trees on the site are covered by a TPO: ref: 2/1964 which is included on the last page of the arboricultural report.

The G1 group of trees in the SE corner of the plot- that are actually off site are shown for retention. These Western Red Cedars are between 15 metres and 20 metres in height and under the approved 19/ 02558 were to be adjacent to a swimming pool.

They can be seen on the chart on the next page.



In the current proposal shown below there are now two bedrooms and a breakfast area within metres of this G1 group of 20 metre high trees. Even if the RPA’s of these trees were not compromised (which of course they are) the pressure from the occupants of this flat to prune / fell these trees in future would be enormous.



The Parish Council find the proposed car parking arrangements interesting.

There are 12 car parking spaces shown below on the site plan, which includes 4 car ports of which access, would only be possible if the car parking space directly in front is unoccupied. It would also be difficult enough to drive into the site and then turn sharp left into the parking area.

If you are fortunate enough to be allocated a car parking space in a car port how are you supposed to access that car parking space if the space directly in front of it is occupied with another car? Or how do you exit from a car port if there is a car parked in front of you? These are 5 multi bedroomed apartments and the car parking allocation is at the minimum level without the dodgem car arrangement stated above.



As can be seen from the site plan above the area that is now proposed for building and car parking / access represents over development of the plot.

It is most unfortunate that further investigative work was not undertaken before approving 19/02558. However, to now use this site for a building of such size for 5 separate families with all the constraints of a site TPO would surely be unimaginable.

 The Parish Council **STRONGLY OBJECT** to this application.

Regards

Yvonne Jacklin and Michael Burn

Co-Chairs of Planning