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Clerk: Ruth Davies

16th July 2020

Adam Jackson

Royal Borough of Windsor and Maidenhead

Town Hall, St Ives Road

Maidenhead, Berks SL6 1RF

Dear Adam

**Former The Little House Charters Road Sunningdale Ascot SL5 9QF   
  
20/01382/VAR | Variation (under Section 73) of condition 15 (approved plans) of planning permission 17/01066/VAR as approved under 15/03090/FULL to substitute the amended plans for the approved plans for the redevelopment of site to provide 6 x 3 bedroom apartments under planning permission 15/03090 (allowed on appeal) without complying with condition 2 (approved plans) to substitute approved drawings.**

This application is for the addition of a covered timber pergola to be constructed over the consented hardstanding that forms the parking spaces for apartments 5 & 6. It is worthwhile reviewing the numerous unsuccessful applications to add additional garage space on this site.

Diagram showing the layout of the two garages with included additional parking spaces  
The layout of the two garages either side of the entrance drive as well as the additional 6 car parking spaces (3 on the East and 3 on the West boundaries) is shown below on the approved scheme, 17/01066

**17/01066/ VAR Permitted**

**Redeveloped diagram of the garages, increased in size and places closer to boundariesRecent history on the site**  
**18/00862- Withdrawn**

Subsequently the developer sought to increase the size of the garages and reposition them closer to the East and West boundaries. There were a number of attempts at this. **18/00862/VAR** shown with extensive central parking and large garages on the boundary was withdrawn.

**Diagram of the rejected plans**

**18/01926 Withdrawn**

This was then followed by **18/01926** with the garages in an identical position to the withdrawn 18/00862. 18/01926 was also withdrawn**.**

However, the applicant still pursued his intention of gaining approval for these two large garages each with three car spaces positioned at the front of the plot, so a further application was submitted- 19/00197 shown below.

**More detailed diagram of the garages19/00197, to include 2 x 3 car garages on either side of plot.  
Refused at Appeal, 16th March 2020**

19/00197 was refused by RBWM on 2nd May 2019 because of the effect the increased footprint of the garage and bulkier design would have on the street scene as well as the requirement to cut back trees on the Western boundary and pressure to prune them in future.

On March 16th, 2020 this was **refused and dismissed on Appeal.** The inspector dismissed the Appeal due to the harmful effect of the garages on the character and appearance of the area and the harmful effect on the trees. The Inspector further commented that Charters Road is characterised by residential development within a verdant setting. It is identified as a Leafy Residential Suburb and the trees to the front and flanks of the appeal site contribute positively to this. The trees help to mitigate the impact of the scale and mass of the built form under construction.

A new design of the garage containing only one on the west side of the property**Current proposal- 20/01382**

The developer has now proposed a covered three car timber pergola on the Western side of the plot. Its construction will involve the sinking of a number of 800mm deep posts to support this pergola. A pergola is usually described as *‘an outdoor garden feature forming a shaded walkway, passageway, or sitting area of vertical posts.’* A construction that measures 7350 long, 4950 wide and more than 2500 high is not what the Parish Council would describe as a pergola. It is much more like a large timber garage with an extensive flat roof.

The applicant states the reason for adding this pergola *“would form a sensible strategy in ensuring the protection of the trees by ensuring that there is no detrimental effect on the existing trees through over pruning as an impact of the parking below. This will allow the trees to flourish within the protection of the covered pergola and thus ensuring the sustainability of the existing trees for years to come.”.*  
We refer this comment to the Tree Officer to review and request that a site visit is made to establish whether any damage to the existing trees is likely and whether this statement has any scientific validity.

We would also request comment whether the construction of the pergola is compliant with policies N6, H10, H11.

It is thought that the substantial excavation required to sink the supporting posts 800mm into the ground (which may require excavation of approximately 1 metre in depth) is likely to interfere with the RPA of the trees on the Western boundary but this would require comment from the Tree Officer.

Although this current application does not involve quite the same level of mass and scale as 19/00197, the additional covered timber garage would be visible from the street and would alter the amenity value of the trees on the site. There would now be a total of three garages at the front of the site, two of brick construction and one wooden one. This can be seen in the drawings submitted by the applicant under 20/01382. In summary, the new proposed timber garage will have the effect of adding to the bulk and scale of the site and will have a harmful effect on the character and appearance of the area exactly as the Inspector concluded when refusing 19/00197.

Side view of the foundations of the garage  
**20/01382, Current application**Side sketch of the garage pergola

Shown below is the permitted scheme, 15/03090 (allowed on Appeal). A subsequent variation (19/01868) has since added on a refuse/ bin storage area at the front to the East of the right-hand garage. An increase in the paved areas at the front to allow access to the storage bins was also approved. These subsequent variations combined with the newly proposed timber garage (pergola) has added significantly to the more urban visual effect at the front of the property. There can be no doubting the reduction in green space at the front of the property when comparing 15/03090 (below) with what is now proposed (20/01382)

Diagram of redesigned scheme with moved garages which are away from the boundaries

**15/03090 Permitted scheme**

**Parking**

This development provides for the required number of parking spaces as stated in the Berkshire Design Guide i.e. 2 car spaces per apartment, but this provision of 12 spaces takes up all the open space in front of the development. There is no provision for visitor parking, disabled parking, or access for deliveries, nor is there any on-street parking in Charters Road. As such this is contrary to **Policy NP/T1 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.** The construction of a fixed structure on open hardstanding would further restrict the manoeuvrability and parking of cars on this site

The Parish Council believe this proposal is contrary to DG1, H10, H11 and N6 of the Local Plan and NP/ DG1, DG2, DG3 and EN2 of the Neighbourhood Plan.

Sunningdale Parish Council request this application be **REFUSED.**

Yours sincerely,

Yvonne Jacklin and Michael Burn

Co-chairs of Planning