



SUNNINGDALE PARISH COUNCIL

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22 October 2020

Dear Sir or Madam,

INSPECTORATE APPEAL REFERENCE APP/T0355/W/20/3257723

Appeal By: Mr Chapman c/o Agent: Mr Tom Rumble Woolf Bond Planning

The Mitfords Basingstoke Road Three Mile Cross Reading RG7 1AT

Site Address: Land at Lady Margaret Cottage Charters Road Sunningdale Ascot

Proposal: Construction of a detached four-bedroom dwelling with associated parking and landscaping

RBWM REF: 19/03457

These are additional comments from the Parish Council referring mainly to the Appeal Statements. We will reference these comments against three of the main reasons given for refusal of 19/03547.

1. Cramped development, confined plot and incongruous with the street scene

- (1)** When the Appeal at Taymount, Lady Margaret Road (APP/T0355/W/18/3202017) was dismissed on 12 February 2019 the Inspector commented that *'the side of the road of Taymount predominantly comprises single houses that are substantially smaller than the buildings opposite and this means there is a distinct difference in the character and appearance of either side of the road (Lady Margaret Road) particularly with regard to the bulk and size of the buildings'*.
- (2)** In sections 7.7 to 7.9 of the Lady Margaret Cottage Appeal Statement the applicant includes comparisons of the density of dwellings per hectare for the proposed house at Lady Margaret Cottage with Courtleigh Manor and Courtleigh House on the opposite side of the road. This misses the point. Lady Margaret Road runs almost parallel with the busy A30. Hence, the largely flatted developments abutting the A30 are completely different to the opposite side of Lady Margaret Road. All fifteen houses on the quieter North West side of Lady Margaret Road are large individual houses on large plots with Willowbrook House, adjacent to Lady Margaret Cottage, followed by Taymount and Boundary House typifying the street scene.
- (3)** As the Inspector for Taymount noted *'Lady Margaret Road is a residential street of large buildings set within mature landscaped gardens and this contributes towards the sylvan appearance'*. The houses on this quieter side have their frontages facing on to the road, they sit comfortably on their plots within

mature gardens. By contrast, the proposed new house at Lady Margaret Cottage can only fit on the small sub divided plot by positioning it awkwardly at right angles to the street.

- (4) In section 7.2 the Appeal statement compares the ridge height of the adjacent Willowbrook House at 10.4 metres with the proposed development at Lady Margaret Cottage with a ridge height of 8.5 metres. (we note that the drawing (ref: Y1/19.03/BD/12) included in 19/03457 states a new proposed ridge height of 59.8. Although height is considered in a following section it should be mentioned that the other houses along this side of the road are not in close proximity to other dwellings and certainly not next to a bungalow.

2. Impact on protected trees

(1) Tree roots

We note that the Arboricultural Appeal Statement mentions in:

- i. section 6.1.1 that *'The trees roots from T6 and T7 will extend across the entire rear garden of Lady Margaret Cottage'*
- ii. section 6.6.3 that *'a minor infringement of 8 square metres of the rooting area would be lost to the proposed dwelling'*.
It is understood that the RPA of TPO trees should not be infringed and that is why they are clearly shown. We are also unsure how 8 square metres can be described as minor.
- iii. section 7.5 that *'the location of the proposed dwelling would require the loss of some tree roots'*.

Reading the above statements, which have been submitted in support of the construction of the new house, it must be recognised that the TPO trees, all of which are in full public view, will be adversely and severely affected by the development.

(2) Shading

The proposed elevation of the side of the new house that would face Lady Margaret Road contains eight large windows. These comprise a living room, dining room and two bedrooms and therefore include many of the main habitable rooms of the property. There is a ninth window on this elevation for the ground floor sitting room. The TPO beech trees are situated immediately to the East of these rooms. It is expected that they will be so close that it will be possible to open a window and touch the tree. The beech trees will cast shadow over the new property for the entire morning. This is accepted in the Arboricultural Appeal Statement (6.9.3) : *'A shading assessment would only confirm that the trees would cast shade across the garden in the morning...'*

This same report includes under section 6.9.3 a photograph showing the shade from one of these trees taken on June 29th at 12.51pm and states that *'shading will not have a significant impact on the lifestyle of the occupants...'*

A photograph such as this one taken with the sun almost directly overhead in mid-summer is hardly a representative picture.

The tree directly next to this side wall is a 19-metre-high beech tree. The Parish Council would expect planning applications from future residents to either prune or fell this tree and the adjacent tree should this development be permitted.

3. Over dominant, overbearing and unneighbourly impact upon adjacent property, The Garth

On pages 40 to 42 of the Appeal Statement it is argued that the siting of the proposed new building at an oblique angle will minimise the overbearing impact of the proposed new building on The Garth. However, the Appeal statement fails to comment on:

- (1) the marked slope of the land downwards from the proposed new building to The Garth.
- (2) The actual distance from the proposed new building to the Garth itself other than to say there is a separation distance of 2.4 metres to the side boundary with The Garth.

The new two storey building has six windows on the first floor all overlooking a single storey bungalow set on lower ground just metres away. This must surely exercise a marked overbearing impact on the bungalow.

The Appeal Statement includes two new illustrative perspective views of the site from Lady Margaret Road on page 32 that have been submitted by the applicant. Given that 'impact on The Garth' was such a clearly identified reason for refusal of 19/03547 we are unsure why similar illustrative perspective views have not been presented to show visually the size relationship between the new building and The Garth, together with the slope of the land? Could it be that visually this would show the overbearing nature of the proposed new building?

The very informative community comment made by the owner of Ladymede House (dated 31st January 2020) is also relevant here. Even though Ladymede House is situated further away from the proposed new building than The Garth the downward slope of the ground presents the same problem. The new building will be over dominant.

Also, to note, The Garage

Under the previous refused scheme (19/01740) it was proposed to replace the garage with a new double space garage directly adjoining the main house. The current scheme (19/03547) seeks to retain the existing garage.

As can be seen from the photograph on page 4 of the Appeal Statement this is an old wooden two car garage situated in a prominent public position on the plot. It is proposed that this remains exactly as at present. This would then result in a new four bedroomed house positioned directly adjacent to an old timber garage. Inspection of the proposed site plan (Ref: YI/19.03/BD/08) also shows the main front door of the new house will be positioned uncomfortably close to the corner of this old timber garage.

It is hard to imagine how this difference in styles would appear when viewed from the road. If the Inspector was minded to approve the scheme then the Parish Council would expect a planning application or variation to be submitted almost immediately to demolish the garage and build something else, possibly of a similar footprint with accommodation or an office or gym etc above. Whilst this can only be conjecture it is hard to imagine how an estate agent can realistically market a new house on this prestigious road and include glossy photographs of the property alongside photographs of an old wooden garage. It would not work. Whilst it is not possible to speculate (with certainty) on future planning applications/ variations it is realistic to comment on the visual relationship of an old wooden garage next to a new brick house.

Finally, Sunningdale Parish Council wishes to encourage the Inspector to consider these additional representations, as well as RBWM's original and well-founded reasons for refusal, and to DISMISS this appeal.

Yours sincerely

Michael Burn and Yvonne Jacklin

Co-Chairs of the Planning Committee