



SUNNINGDALE PARISH COUNCIL

The Pavilion, Broomhall Lane, Sunningdale, SL5 0QS

☎ 01344 874268

Email: info@sunningdaleparish.org.uk

www.sunningdale-pc.org.uk

Clerk: Ruth Davies

16th November 2020

Susan Sharman
Royal Borough of Windsor and Maidenhead
Town Hall, St Ives Road
Maidenhead, Berks SL6 1RF

Dear Susan,

Planning Application 20/02735/FULL: Construction of x 2 dwellings with attached garages, following demolition of the existing dwellings and associated garaging/outbuildings. High Trees And Ardwyn House Charters Gate Hancocks Mount Ascot

The site for this application sits in the Green Belt.

There have been numerous applications on this site proposing the replacement of the existing properties with two separate new dwellings.

14/02662 (shown below, approved) proposed two separate dwellings with separate garages and staff accommodation above.



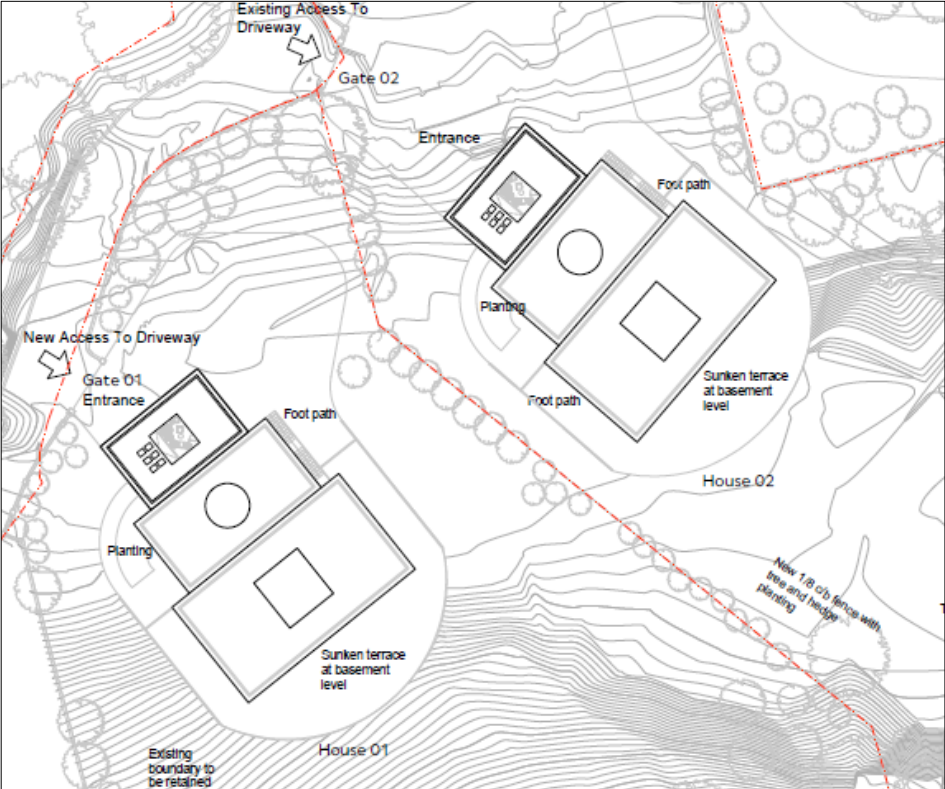
14/02662

Another application (14/02698) was also approved. This was essentially a renewal of two previous application (11/02587 and 08/02240) and is show below.



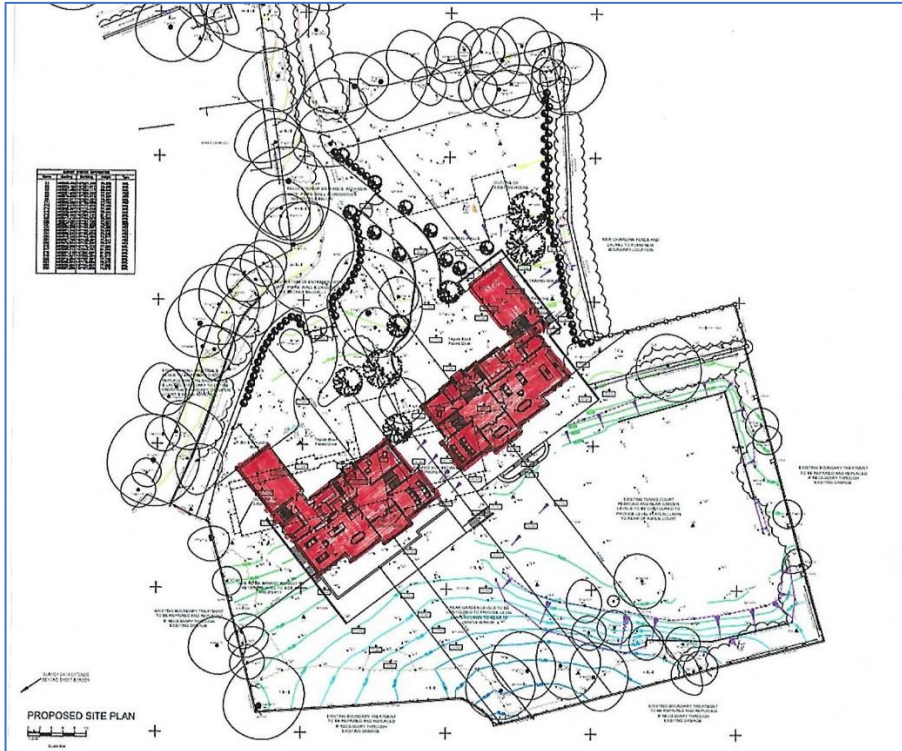
14/02698

There was a further submission (17/00347) which differed markedly from the preceding application. This comprised of a series of rectangular box like structures as shown below. This was submitted as a non-material amendment and was **refused** by RBWM.



17/00347

The current application (20/02735) is very different to the preceding approved applications. The proposed two dwellings now occupy a significantly larger overall footprint on the site, they are much closer together and they are both extremely substantial buildings with attached garages with accommodation above. The site plan accompanying the current application has been coloured in to show this better.



20/02735

The Parish Council has a number of major concerns about the current application.

1. Impact on the Green Belt

The previously approved schemes (14/02662; 14/02698) were both for substantial buildings as can be seen below. However, in these applications, the dwellings were set apart whereas in the current application the two dwellings are very close to each other and they both have extensive north facing front elevations that appear (from the site plans) to be a significant increase over both the approved schemes.

Each of the two properties now being proposed are 24 to 25 metres in width. As can be seen below, the proposed new Maple House dwelling is now four storeys high above ground including the habitable accommodation in the roof space. Additionally, there is a basement containing 'a swimming pool and other leisure facilities.' This is therefore a house that could be classified as having 5 habitable storeys.

This must significantly impact on the openness of the Green Belt and therefore contradicts paragraph 145 of the NPPF and GB3 of the Local Plan that a new dwelling in the Green Belt should not be materially larger than the one it replaces.



14/02662- Approved



14/02698- Approved



North Elevation



South Elevation

20/02735- proposed. Maple House

2. Height, size and floor area of proposed scheme

- a. The elevation drawings accompanying 14/02698 indicated a roof height at the front of the proposed dwelling at 7 metres. An identical 7 metre roof height was also indicated at the rear elevation- the ground slopes away towards the rear. However, the planning statement for this current proposal (20/02735) indicates the building height is 9.76 metres at the front and 13.5 metres at the rear. This is a substantial increase over the approved 14/02698 scheme.
- b. 14/02662 included a detailed floor plan- shown below – of the overall gross floor area providing individual calculations of the basement, ground and first floors as well as the accommodation above the garage.

In the current application this detailed information has been omitted. Instead, in the Design and Access statement (sections 8.2.2 and 10.1) accompanying 20/02735 only the totals are provided: Aspen Court will have a GEA of 797sqm

and Maple Manor will have a GEA of 1,191 sqm. Given that the two proposed dwellings are within the Green Belt where the increase in the size of proposed new properties is so sensitive it is not clear what is included in the total GEA numbers. This is an omission that should be rectified as the few lines of text make an informed comparison with previous applications extremely difficult and especially as the proposed new dwellings both appear to be so much more substantial in both width and height than the previously approved schemes.

Gross Floor Areas	Approved Plot 1 (09/02240/FULL)	Proposed Plot 1	Reduction of Gross Floor Area	Gross Floor Areas	Approved Plot 2 (09/02240/FULL)	Proposed Plot 2	Reduction of Gross Floor Area
Basement inc. Lower Basement	929.8m ²	350.7m ²	-579.1m ²	Basement inc. Lower Basement	929.7m ²	350.7m ²	-579.1m ²
Ground Floor Footprint	359.1m ² Terrace area over basement 501m ²	348.1m ² Terrace area over basement 0m ²	-11m ² -152.9m ²	Ground Floor Footprint	457.1m ² Terrace area over basement 492.5m ²	348.1m ² Terrace area over basement 0m ²	-109.1m ² -144.4m ²
First Floor Footprint	308m ² 335.6m ² inc. Terrace	306.8m ² 330.6m ² inc. Terrace	1.2m ² -5m ²	First Floor Footprint	315.6m ² 338.8m ² inc. Terrace	306.8m ² 330.6m ² inc. Terrace	-8.3m ² -8.2m ²
Annex above Garage	0m ²	90m ²	0m ²	Annex above Garage	0m ²	90m ²	0m ²
Gross Floor Area Total	1,596.8m ²	1,095.6m ²	-501.2m ²	Gross Floor Area Total	1,701.8m ²	1,095.6m ²	-606.2m ²
Gross Floor Areas Total Inc. Terrace Area	1,766.4m ²	1,119.4m ²	-647m ²	Gross Floor Areas Total Inc. Terrace Area	1,761m ²	1,119.4m ²	-641.6m ²

14/02662, Planning Statement extract showing detailed assessment of proposed floor areas

3. Impact on Trees

The arboricultural report identifies a significant number of trees that are scheduled for felling which are listed below. As can be seen this includes nine separate groups of trees listed for felling. However, the report does not appear to list how many trees there are in individual groups or whether they were all the same species of tree. Hence, it is not possible to identify the total number of trees requested for felling. Felling this number of trees within the Green Belt cannot be supported by the Parish Council

As indicated on the Tree Location Plan and within the report, the following trees would all be removed, being of a poor or low quality:

- Tree no. 4 (Scots pine – Category U)
- Group 3 (sycamore/rhododendron/holly/beechn/yew/cherry – Category C2)
- No. 16 (Apple tree – Category C2)
- No. 18 (Eucalyptus – Category C2)
- Group 4 (Cypress – Category C2)
- Group 5 (Cherry/laurel – Category C2)
- Group 6 (hornbeam/cherry/laurel – Category C2)
- No. 21 (Goat willow – Category C1)

- No. 22 (Goat willow – Category U)
- Group 7 (Hornbeam/hazel/sycamore – Category C2)
- No. 23 (Scots pine – Category U)
- No. 34 (Poplar – Category C2)
- Group 9 (Silver birch/cherry laurel/goat willow – Category C2)
- No. 35 (Lawson Cypress – Category C2)
- No. 36 (Lawson Cypress – Category C2)
- Group 10 (Cherry laurel – Category C2),
- Group 12 (plum/pear/goat willow – Category C2)
- Nos.47/48/51 (Pear trees – Category C2)
- Group 15 (Buddleia/sweet chestnut – Category C2)

4. Conclusion

This application is a very marked increase in size, scale, bulk and height over any of the previous approved schemes. The proposed two new dwellings occupy a much larger footprint than previous applications, have a significantly higher ridge height and are situated much closer together. However, there is minimal information about the comparative heights of these dwellings in comparison to previous applications or the properties that they replace. Neither is there substantive information provided to support the total square metre floor area claimed. It is also difficult to visualise the overall site as the site plan does not include a detailed plan as the applicant had submitted to support previous applications.

The Parish Council are very concerned about the above omissions as well as the size and position of the current proposal. It is difficult to see how this proposal can satisfy the NPPF guidelines for development within the Green Belt.

We request the application is **REFUSED**.

Michael Burn and Yvonne Jacklin

Co-chairs of Planning