



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

28 October 2020

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

Dear Zishan,

Planning Application 20/02548/FULL - 10 Sidbury Close Ascot SL5 0PD

Single storey front extension, first floor side extension, new roof, raising of the ridge, rear dormer, and alterations to fenestration.

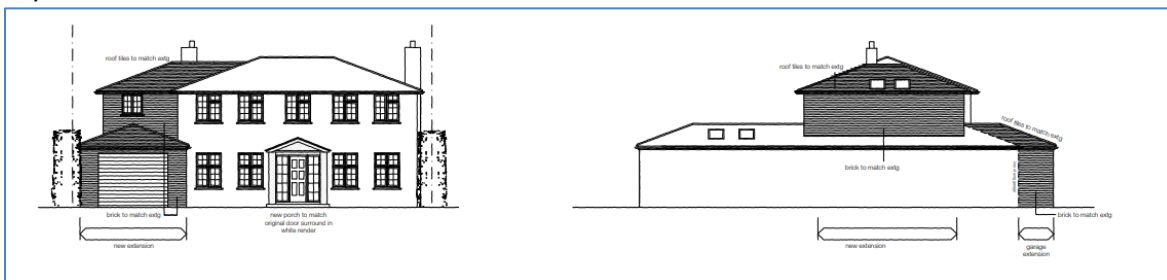
The Planning Committee **objects** to this application.

The proposed extension is now considerably bulkier than the previous application, 16/01511, which was approved in May 2016, but which has since lapsed because the work did not proceed within three years.

This new application still proposes a single storey front and first floor side extension, but this time the proposal includes the raising of the roof (which now includes Velux windows).

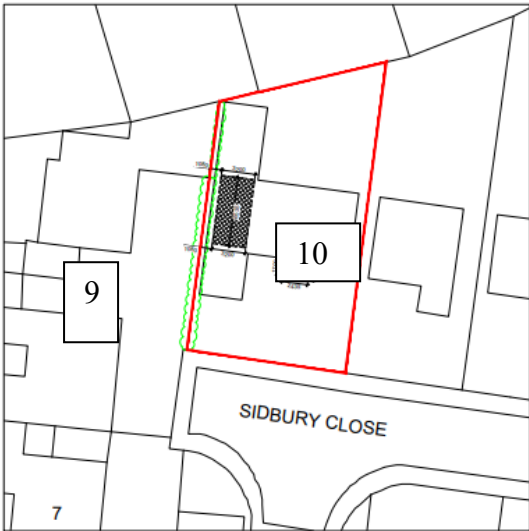
The comparison of these two applications is shown below:-

16/01511



20/02548





Our primary concern is that this additional height creates a Loss of Light to the neighbouring property, 9 Sidbury Close.

Looking at the Block Plan below, it can be seen that 9 Sidbury Close sits at a 90° angle to 10 Sidbury Close. 9 Sidbury Close has a front garage which sits on the boundary with 10 Sidbury Close and all the habitable rooms of No. 9 face the side (west) elevation of No. 10.

The width of the driveway of No.9 Sidbury Close is only 7m wide. The juxtaposition of these two houses is best shown in the following photos.



9 Sidbury Close on the left, 10 Sidbury Close on the right.



Driveway of 9 Sidbury Close.



View from 9 Sidbury Close to the side (west) elevation of 10 Sidbury Close.

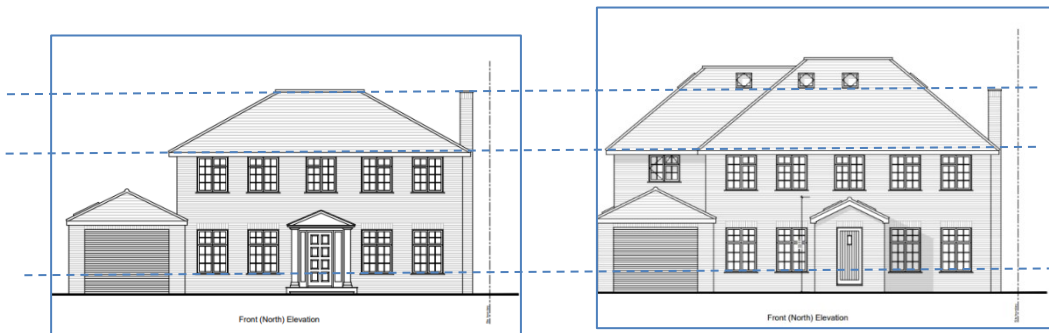
With the increased ridge height, the proposed roof would certainly obstruct the 25° maximum obstruction angle used as a rule of thumb for extensions facing existing habitable windows. As such we believe this would detrimentally affect the owner of 9 Sidbury Close.

A secondary concern is the effect of this increased roof height on the street scene.

As you can see from the photo below, because of the topography of Sidbury Close, No. 10 is already slightly higher than the neighbouring properties, Nos. 11 and 12 Sidbury Close.



The difference between the current roof height and proposed roof height is best shown below



We believe that the proposed increase in roof height would be inconsistent with the street scene of Sidbury Close and in conflict with policy NP/DG1. It may well conflict with policy NP/DG2.

The Parish Council therefore requests that this application be **REFUSED**.

Regards

Yvonne Jacklin and Michael Burn
Co-Chairs of Planning