



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Jo Richards
Planning Officer
RBWM

By email

16 December 2020

Dear Jo

20/03121 Tay Mount Lady Margaret Road Sunningdale Ascot SL5 9QH

Construction of a residential block containing 1no. three bedroom and 5no. two-bedroom apartments with associated parking and landscaping following the demolition of the existing dwelling.

The Planning Committee considered this application at its meeting on 15 December 2020.

In section 4 of the Design & Access Statement the applicant states that the Inspector refused the previous application (17/02721) at Appeal for the main reason that *“the consistent height of the building across its whole width would result in a significantly bulkier building than those to either side and along this side of the road”*

However, the Appeal Ref APP/ T03555/ W/18/320217 also stated two other main reasons for refusal that the applicant has omitted from the Design & Access statement accompanying 20/03121.

The Inspector commented that:

1. *“The section of road opposite Tay Mount comprises large buildings comprising a number of flats. However, the side of the road of Tay Mount predominantly comprises single houses that are substantially smaller than the buildings opposite and this means that **there is a distinct difference in the character and appearance of either side of the road**, particularly with regard to the bulk and size of the buildings.”*
2. *“Lady Margaret Road is a residential street of large buildings set within mature landscaped grounds. As a result, **the street has a sylvan appearance. Retention of the planting to the front would obscure the proposed building from view to a certain extent and the spacious front and rear gardens would be retained.** However, these factors would not wholly overcome the effect of the development on the character and appearance of the area.”*

We acknowledge that this application has a reduced footprint and less bulk than the refused scheme (17/02721). However, there remain a number of planning issues associated with the two other reasons for refusal as stated by the Inspector.

1. Character and Appearance (Policies DG1 and H11, NP/DG1.2 and NP/DG3.1)

The north-west side of Lady Margaret Road has a Townscape Assessment of 'Leafy Residential Suburb' defined as... *"low density residential suburbs comprising large, detached houses in spacious irregular well treed plots, typically dating from the early 20th Century to the present day. The type is defined by large properties set well back from the road, behind dense/high ornamental hedges with gravel drives and gates. These suburbs are neat, manicured, and managed, with a private character including private roads and gated communities. Some distinctive building styles are evident including early 20th Century 'Arts and Crafts' architecture, although larger, more modern properties are also present"*.

As a result, the side of the road where Tay Mount is situated has a sylvan appearance which is entirely different to the opposite side of Lady Margaret Road, abutting the A30 London road which comprises primarily of large buildings, many of which are blocks of flats. There is a distinct difference in the character and appearance of the two sides of this road, particularly regarding the bulk and size of the buildings.

Whilst this application has less bulk and less width than the previous scheme, it is still a block of six flats and would be the only building on this side of Lady Margaret road that was not a single household dwelling.

2. Retaining the sylvan nature of this side of Lady Margaret Road

The current application proposes the removal of a number of important trees and section of hedgerow that we believe will negatively impact the sylvan appearance of this side of Lady Margaret Road.

The Arboricultural Impact Assessment refers (section 3.5) to the removal of four trees and a section of the front hedgerow:

- **T3 Acer platanoides (Norway Maple)**, 13 metres high situated on the boundary between Willowbrook House and Tay Mount
- **G2 Acer platanoides (Norway Maple)**. This refers to 2 trees that are omitted from the Tree Report (ACD Environmental Ref: PR123037, Appendix 2) and are positioned on the front boundary abutting Willowbrook House
- **T11 Acer platanoides (Norway Maple)**, 10 metres high on the boundary between Tay Mount and Boundary House
- **H16 Lawson Cypress (Chamaecyparis lawsoniana)** This is a 2.6m section of the front hedgerow to be removed as an access point believed to be for the basement parking ramp.

Additionally:

- **T14, Norway Maple**, 14 metres high between Boundary House and Tay Mount close to the front boundary will remain but be subject to significant pruning.

On the previous application (17/02721) neither T3, T11 or G2 were proposed for removal.
(Arboricultural Impact Assessment, section 3.5)

As can be seen in the photograph below of the front boundary of Tay Mount the hedgerow and trees are consistent with the boundary treatment of adjoining properties. The sylvan appearance of the road would be compromised by removal of almost 3 metres of the front hedgerow as well as the trees stated above largely, it is believed, to make way for the access ramp for the underground parking.



It is also apparent that a significant section of the hedgerow on the boundary between the proposed new Tay Mount building and Willowbrook House is shown as removed on the Site Layout and Roof Plan.

As the Inspector had remarked that *“Retention of the planting to the front would obscure the proposed building from view to a certain extent”* it would appear that the situation with the current application is rather different.

The Parish Council also has concerns about:

1. Parking (Policy NP/T1)

Development proposals must make adequate provision for not just owners' parking but also parking for visitors, service vehicles, tradesmen, and other workers.

The application provides only 1 car parking space for each 2-bedroom apartment, 2 car parking spaces for the 3-bedroom apartment plus 4 visitor parking spaces. This is the bare minimum given that there is limited on-street parking.

2. Thames Basin Heaths SPA

This site is located within the buffer zone of the Thames Basin Heaths SPA that has been designated to protect and manage the habitats of important breeding populations of threatened bird species.

The applicant would need to provide contributions toward the Council's costs in mitigating the effect of the development on the SPA.

The Parish Council request this application be **REFUSED**

Yours sincerely,

Yvonne Jacklin and Michael Burn
Co-Chairs of the Planning Committee