



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

Maki Murakami
Planning Officer
RBWM
By email

16 December 2020

Dear Maki

**20/03131 The Coach House Beech Hill Road Ascot SL5 0BW
Detached outbuilding.**

The Planning Committee considered this application at its meeting on 15 December 2020 and has a number of concerns related to the size and shape of the proposed outbuilding.

1. The applicant has requested approval for a log cabin incorporating a pent roof design with external measurements of; 5.5m wide x 7.75m deep x 2.6m high (rear) and 3.8m high (front). The proposed design includes three rooms. This is a very substantial structure.

2. Townscape assessment (NP/DG1) and Mix of housing Types (NP/H2.1)

Beech Hill Road has a Townscape Assessment of "Victorian Villages". The proposed modern bulk of the proposed log cabin would be out of keeping with this townscape.

3. Scale and Bulk (NP/DG2)

The proposed location for this log cabin is at the end of a narrow garden. Because of its pent roof design, the front of the cabin has an elevation of 3.8m high and 5.5m wide. This would be overly large within the plot, as well as intrusive to neighbouring properties. Neighbouring properties have garages and car ports with a typical flat roof design, and therefore do not create the same feeling of bulk.

4. Justification for such a tall structure

The applicant does not explain the reason for needing a log cabin of this size. The committee was concerned at the potential risk of such a structure eventually being used as a justification for replacing this structure with a separate dwelling. If minded to approve, we would request that RBWM applies a condition that this outbuilding cannot qualify as an existing building for future planning applications.

Yours sincerely

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