



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Shelley Clark
Planning Officer
RBWM

By email

28 January 2021

Dear Shelley

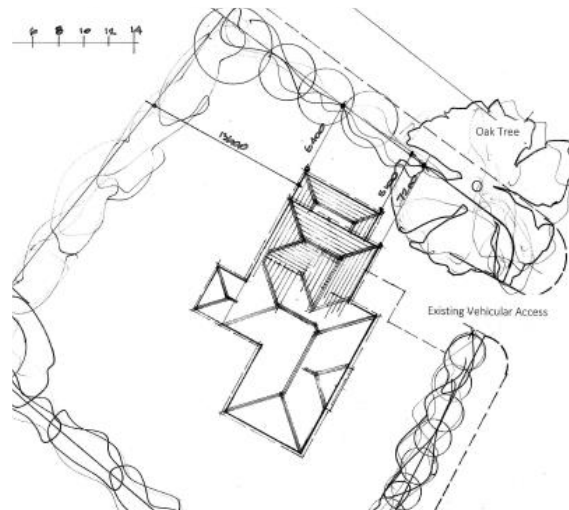
20/03539/FULL Oakwood Broomfield Park Sunningdale Ascot SL5 0JS

Part single part two storey side extension with rear first floor Juliette balcony, front bay window and alterations to fenestration.

The Planning Committee considered this application at its meeting on 26 January 2021.

The Parish Council believe the three reasons stated for refusing the previous scheme, 20/01729 are still largely applicable to this revised scheme.

1. As can be seen in the images below, the proposed extension submitted by the applicant directly abuts the RPA of the very important category A oak tree (T1) that is understood to be at least 250 years old.



The tree can also be seen in the photograph submitted with the application as a truly excellent specimen that is in full public view, situated on its own and in a very prominent position within Broomfield Park.

It is therefore critical that this tree is protected in every possible way.

The necessary construction works and excavations for footings and foundations for the perimeter wall of the proposed extension are immediately underneath this tree and must surely include some works that extend beyond the wall itself and therefore into the RPA of the oak tree. This must be avoided.



The applicant has also made a separate application (20/03385/TPO) to prune the lower branches on the side of this oak tree to allow a 1.5m clearance over the existing garage. This application was approved on January 15th, 2021.

There can be little doubt that the applicant has no intention of pruning the lower branches to give clearance over the existing garage as the scheme under consideration here proposes moving the garage to the other end of the dwelling as a separate building. The request to remove the lower branches of the oak tree must logically therefore only be for the construction of the extension proposed under this proposal, 20/01729. This is not stated under 20/03385/ TPO.

Hence, it is apparent that works have been permitted to this specimen tree solely to allow for this extension. This is unfortunate.

2. The second reason for refusal of the previous scheme was that the proposed extension would represent an overly dominant addition to the street scene.

The current Oakwood property sits comfortably on its plot with ample open ground to either side and to the rear which gives a real impression of spaciousness.

3. In the previous refused scheme (20/01729) the applicant included an extension as well as a separate car port under a single application.

Following refusal of that scheme the applicant has now submitted a new and separate application for the car port (20/03360/CPD), in the same position as before but now as a 'Certificate of Lawfulness'. Taken together the proposed car port and the proposed extension to the main dwelling will result in the built form occupying almost the entirety of the front of the plot. In this respect it would be very different from the other properties on Broomfield Park.

Therefore, the previously stated reason for refusal - a dominant addition to the street scene that is detrimental to character and appearance of the area - will still be applicable to this scheme.

In conclusion the Parish Council believe this application (together with 20/03385/TPO and 20/03360/CPD) result in a proposal that is very similar to the previous refused scheme and should be **REFUSED**.

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