



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

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

26 March 2021

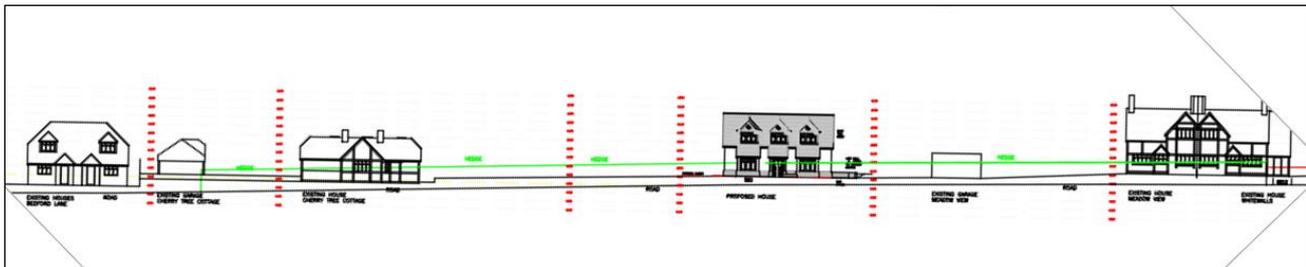
Dear Briony,

**21/00643 Land Adjacent Cherry Tree Cottage, Bedford Lane, Sunningdale
1 new dwelling.**

When the Inspector approved 18/03524 at Appeal in March 2020 it was stated under Section 13 of the Appeal Notice that ***'The proposal consists of a 'chalet' style dwelling with the majority of first-floor windows being a dormer style'*** and it ***'would be generally in scale and in keeping with the design of local dwellings'***

Similarly in the Planning Balance and Conclusion summary under Section 34 The Inspector commented that ***'The design of the proposal would complement the local character.'***

The applicant had also submitted a street scene – shown below - in support of the Appeal showing how the proposed design (2nd from right below) complemented the street scene.

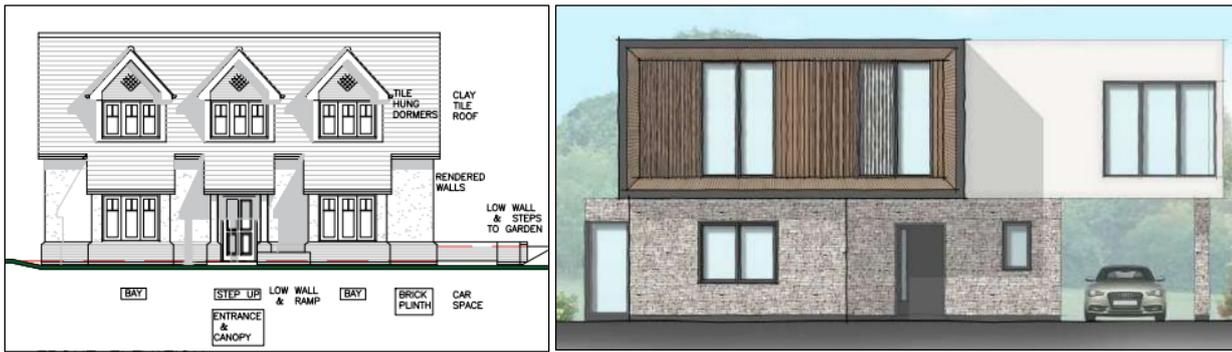


The photographs left show the houses along Bedford Road in the immediate vicinity of the proposed new dwelling.

Hence, it is apparent that the Inspector placed considerable importance to the design of the building and its compatibility with the surrounding area before approving the application, especially as this site is within the Green Belt.



The design approved under 18/03524 - shown below left- is therefore in marked contrast to that proposed under 21/00643 - shown right below.



18/03524 – approved at appeal

21/00643 – current application.

The Parish Council believe the proposed design is incompatible with the street scene. The approved scheme is a dormer style dwelling which would be generally in scale and in keeping with the design of local dwellings in contrast with the two-storey flat-roof dwelling of the proposed scheme. The proposed dwelling would be contrary to saved polices NP/DG1 and NP/DG2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

The site is situated in public view within the Green Belt, and we would argue that the style of the proposed development would be contrary to green belt policies because it would have a greater impact on the openness of the Green Belt than the approved scheme.

The Parish Council request that this application is **REFUSED**.

Yvonne Jacklin and Michael Burn
Co-chairs of Planning