



SUNNINGDALE PARISH COUNCIL

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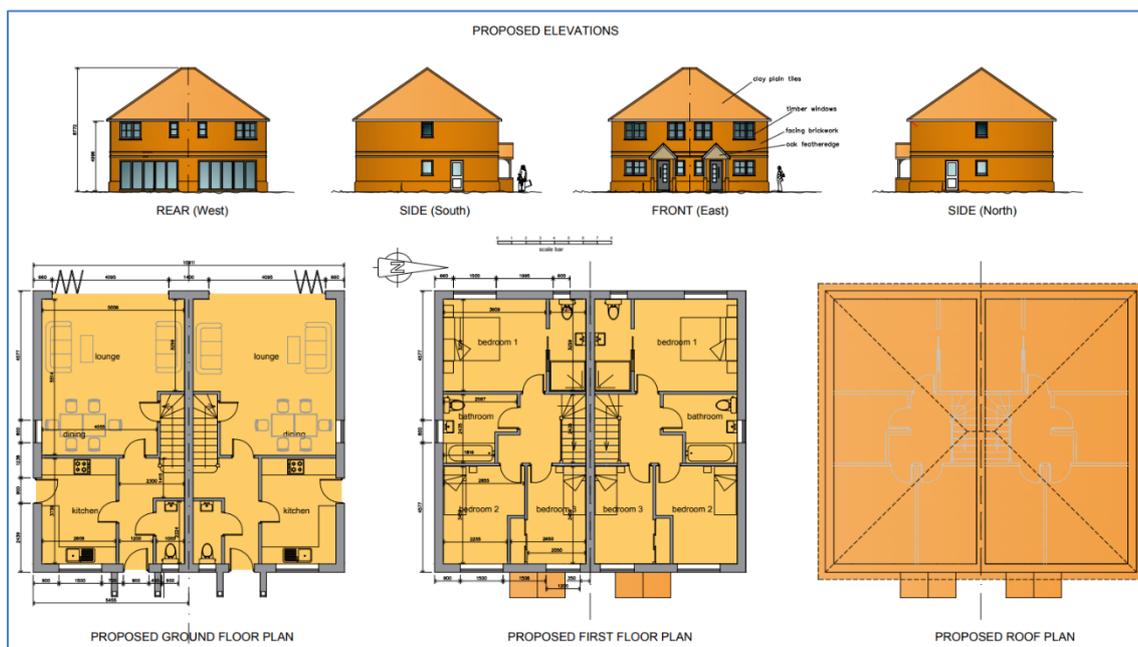
By email

28 April 2021

21/01117/FULL: R D Brett (Electrical Contractors) Ltd and Land At Kenwood, Lower Nursery Sunningdale Ascot
Erection of a pair of semi-detached dwellings (1 x 3 bed house and 1 x 1 bed bungalow) with parking following demolition of existing building.

The Planning Committee considered this application at its meeting on 27 April 2021 and **object** to this application.

We note that an earlier application (20/03093) for two semi-detached houses was refused (see figure below).



The main reasons given by RBWM were:-

- Given the overall size and scale of the proposed dwellings and their siting in close proximity to neighbouring houses and gardens, the new houses would appear overly prominent in the context of the character and appearance of the immediate vicinity, and certainly not subordinate, or sympathetic to the surrounding pattern of development and existing residential plot layouts. As such, the proposed development would appear as a cramped and poorly planned after-thought.
- The proposed houses would represent an intrusive and unneighbourly form of development, detrimental to the amenities of adjoining and adjacent neighbouring properties to the south, east and west. In particular the proposed new building would have an overdominant and overbearing impact and result in a significant loss of outlook from the houses and garden areas of Nos 19 and 21 Coworth Road. There would be a reduction in daylight to No 19's house and garden area. Furthermore, the proposed development would result in unacceptable overlooking (whether actual or perceived) from proposed first floor bedroom windows, to the houses and gardens of No 26 Lower Nursery, and Nos 17, 21, 23 Coworth Road.
- The junction onto Coworth Road has extremely poor visibility due the position of existing houses on Coworth Road and the narrow footpath and therefore does not provide a safe or satisfactory access to serve the two new proposed houses, furthermore the visibility cannot be improved at the junction.

This latest application does attempt to address some of these points.

The proposal has been altered from two semi-detached houses to a semi-detached one-bedroom bungalow, attached to a two-bedroom house (see figure below).



Whilst the introduction of a single storey bungalow attached to a two-storey house deals with some of the issues of privacy, overlooking and density, the result is very lop-sided. To this end we would argue that this is contrary to good quality design (Ascot, Sunninghill and Sunningdale neighbourhood Plan, DG3). This is both in terms of irregularity and out of keeping with the street scene, but also in terms of safe access for both cars, pedestrians and cyclists.

The site itself is situated on a narrow lane (Lower Nursery) as shown below, and access will be a problem, especially for two houses on this site.

