



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Susan Sharman  
Planning Officer  
RBWM

By email

28 April 2021

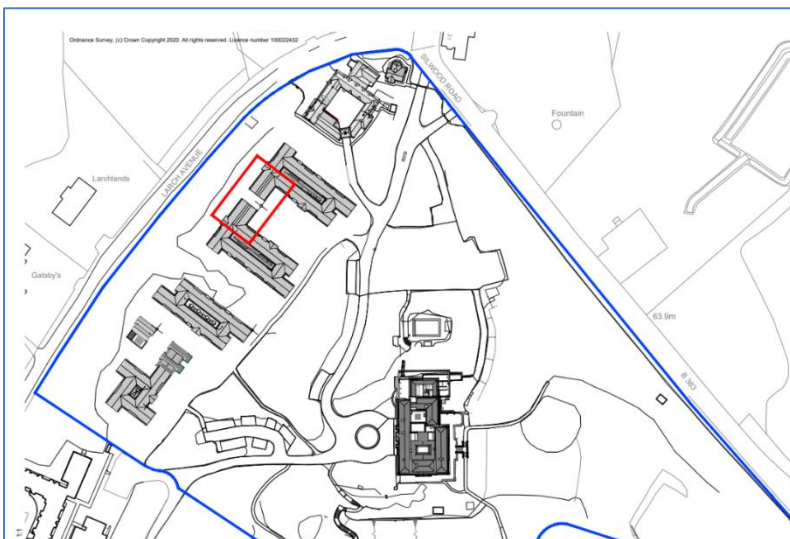
Dear Susan

## **21/01182/FULL: Sunningdale Park Larch Avenue Ascot SL5 0QE**

**Conversion of storage space at roof level, including additional rooflights to create two additional units of accommodation.**

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

This application relates to two buildings that form a small part of the overall redevelopment of Sunningdale Park (18/00356). These buildings (D and E) form part of the section referred to as the 'Woodlands Courtyards' and contain 88 units. All these units are C2 rated.



21/01182 Site Layout

The proposed changes relate to the conversion of void roof space into two additional one-bedroom apartments.

We accept that there is no additional square footage to the approved scheme. We also recognise that there is no change to ridge height; no change to landscaping; the only added features are additional windows/balconies as shown in the following pictures in red.



However, while these changes appear nominal, we have a major concern about the ‘scope creep’ to the approved number of dwellings approved as part of the extant scheme.

The approved number of dwellings in this section is 88. With the two additional apartments this becomes 90 i.e. a 2 % increase over the approved scheme.

In considering this application, attention needs to be paid to the development in totality (rather than two apartments on their own). To put this into context, when planning permission was granted on 8th Nov 2019 (18/00356) for 'The redevelopment of Sunningdale Park' this included approval for a Care Community of 103 'units of accommodation'. Whilst subsequent applications / variations might be submitted for individual sections of Sunningdale Park these should take into account the original total number of units approved for the site.

The chart listed below was presented at The Borough Wide Development Management Panel meeting on 4<sup>th</sup> October 2018 in support of the application. This shows the total of 271 units of accommodation that was approved.

*Schedule of accommodation – Table 1*

Use Class C3 - Residential	Apartments				Houses	Total units	Parking spaces
	1	2	3	4			
Bedrooms							
Stewart Court		14	9		10	33	
Crosley Court		24	9		7	41	
Mckenzie Hse	18	23				41	
Pavilion	1	12	2			15	
Glade					14	14	
Walled Garden, Game Keepers		7	5	1		13	
Gardeners Cottages					5	5	
Dairy	1		3	1		5	
South Lodge					1	1	
<b>Total units</b>	140				37	<b>168</b>	347
<b>Use Class C2 – Care community</b>							
Block A		14				14	
Block B		21				21	
Block C					3	3	
Block D		25				25	
Block E		25				25	
Northcote House	1	8				9	
Gloucester Stables		5				5	
North Lodge					1	1	
	99				4	<b>103</b>	138

The Borough Local Plan, Submission Version 2017, officially stated that Sunningdale Park was allocated 'approximately 230 residential units.' (Appendix D, Housing site Allocation, HA34 Sunningdale Park) Hence, the subsequently approved number of units (271) had already increased by 18%.

### **Parking**

According to the Officer's report for 18/00356 - "Parking is provided between the buildings and a planted strip approximately 7 metres wide maintained along Larch Avenue".

Is there sufficient parking for two additional apartments?

## Tipping Point

The Parish Council maintains that RBWM have an ongoing responsibility to uphold their original decision on the number of approved units, based on the Borough Local Plan and the decision of the Borough Wide Development Management Panel, rather than agreeing to 'incremental accommodation unit creep'.

We would not be surprised to see future applications, relating to other sections of this large development, which aim to increase the number of dwellings on this site to over and above what was approved.

The following policies were all relevant when considering the original application 18/00356.

- SP1 Spatial Strategy
- SP2 Sustainability and placemaking
- SP3 Character and design of new development
- SP5 Development in Green Belt
- HO1 Housing Development Sites
- HO2 Housing Mix and Type
- HO3 Affordable Housing
- HO5 Housing Density
- ED2 Employment Sites
- ED3 Other Sites and Loss of Employment Floorspace
- HE 1 Historic Environment
- HE3 Local Heritage Assets
- NR1 Managing Flood Risk and Waterways
- NR2 Trees, Woodlands and Hedgerows
- NR3 Nature Conservation
- NR4 Thames Basin Heaths Special Protection Area
- NR5 Renewable Energy Generation Schemes
- EP1 Environmental Protection
- EP2 Air Pollution
- EP3 Artificial Light Pollution
- EP4 Noise
- EP5 Contaminated Land and Water
- IF1 Infrastructure and Developer Contributions
- IF2 Sustainable Transport 20
- IF3 Green and Blue Infrastructure
- IF4 Open Space
- IF5 Rights of Way and Access to the Countryside
- IF7 Community Facilities
- IF8 Utilities

At what point in the future will the sum of proposed additions to Sunningdale Park create a tipping point which render the assumptions made when approving this scheme invalid?

We ask that this application is **Refused**.

Yours sincerely

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