



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zarreen Hadadi
Planning Officer
RBWM

19 May 2021

Dear Zarreen

21/01329: Broadlands Cottage Devenish Road Sunningdale Ascot SL5 9PH

Single storey front extension, part single/part two storey side/rear extension, alteration to first floor window and render on front elevation, x2 new sun tubes, alterations to hardstanding and alteration to fenestration following demolition of existing elements.

The Planning Committee considered this application at its meeting on 18 May 2021 and **objects** to this application.



Photo of Broadlands Cottage

This application represents a revision to an application made in 2020 (Reference 20/00725).

This earlier application was refused for two main reasons: -

1. The overall width and design to the rear of the proposal would be harmful to the appearance of the host dwelling and out of keeping with the local character and adjacent properties in the street scene. The proposed development would not stand in accordance with the Local Plan Policy DG1, NP/DG2 and Appendix 12 of good design guidelines in the RBWM Local Plan.
2. No arboriculture information has been submitted as part of the application. It is considered that the proposal (both side extension and outbuilding) would need to be assessed fully to ensure that it would not significantly impact the health or amenity value of trees to the rear.

This latest application is less bulky and more in keeping with the street scene and with the neighbouring property, as you can see from the photo. However, although this is now only a single storey extension the footprint and the extended southern boundary of this extension is still in the same location on the refused scheme 20/00725.

Again, no information has been provided to address the issues associated with nearby trees.

Therefore, the comments made by the Tree Team under application 20/00725 still apply in full, as follows:-

“The applicants have not submitted any arboricultural information to support their current application. It is therefore not possible to determine the actual arboricultural impact of the proposed development upon on and off-site trees.

In general terms as already pointed out by Sunningdale Parish Council, and SPAE it is likely the proposed side extension would affect the root systems of T3 and T4 and the existing boundary hedge which currently provides useful screening for Broadlands Cottage and Southbound. This could result in the loss of a significant proportion of their root systems, leading to long term health and stability issues and their early demise.

To be able to determine the arboricultural impact of the proposed development; the following information (listed below) will be required in accord with table B1 ‘Delivery of tree-related information into the planning system ‘from the current British Standard 5837: 2012 trees in relation to design, demolition and construction – recommendations

- *Tree survey*
- *Tree retention/removal plan (finalised)*
- *Retained trees and RPAs shown on proposed layout*
- *Strategic hard and soft landscape design, including species and location of new tree planting*
- *Arboricultural impact assessment*
- *Existing and proposed finished levels*
- *Tree protection plan*
- *Arboricultural method statement– heads of terms*
- *Details for all special engineering within the RPA of on/off-site trees supported by scaled cross-section construction diagrams.*
- *Alignment of utility apparatus (including drainage)”*

We ask that this application is **Refused** until this information is provided.

Yours sincerely

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