



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zareen Hadadi
Planning Officer
RBWM

14 June 2021

Dear Zareen

21/01451/FULL: Land At 9 Sunning Avenue Sunningdale Ascot

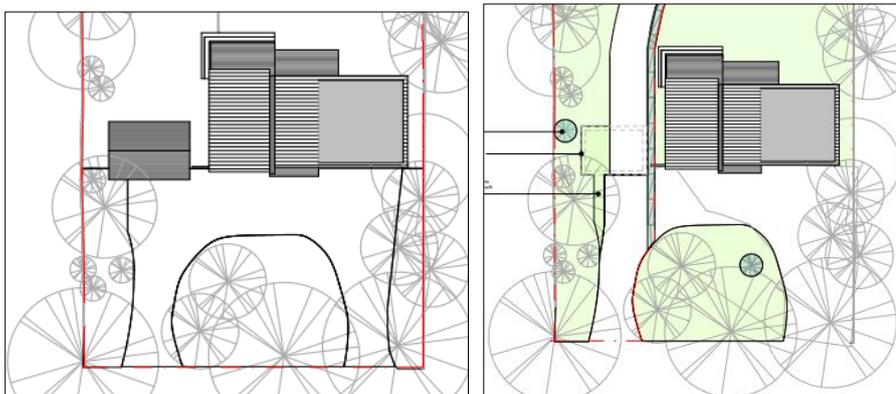
1x new detached dwelling to include bin and cycle storage, removal of existing trees, replanting of proposed trees and all associated works following demolition to existing garage.

Subdivision of the plot

Any comparison with the subdivision of other plots mentioned in the application pre-dates the adoption of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan in 2014. This area is described as a “Leafy Residential Suburb” characterised by low-density, large, detached houses in spacious, well treed plots. This proposal therefore contradicts NP/DG1.

Parking provision/ Loss of garage

This application also results in the loss of a garage for the main house. However, there is no indication of the resultant parking provision for the main house and no substitute garage is planned. Comparison of the existing access drive and the proposed access drive for the main house as shown below indicates that the drive has been widened next to the boundary with 10 Sunning Avenue. We could see no mention of this in the application. Extension of the drive at this point would also impact the RPA of the TPO (Group 6) trees on this boundary.



Existing

Proposed

Out of character

The proposed design, scale and density is out of character with the area and is therefore contrary to LP/H11 and NP/DG2.

Impact on trees- rear of plot

The impact of this proposal on the trees on the site is considerable. It is a reasonable assumption that the previous application, 19/01407 sought to remove trees from the site to facilitate the subsequent proposed development even though this was not stated under 19/01407.

In the part refusal of 19/01407 RBWM stated that T33 Sweet Chestnut, T38 Oak and the Sweet Chestnut situated within the centre of G25 should not be felled. The Parish Council note that T38 and especially G25 that are compromised by the proposed development are again requested for felling under this application. The trees scheduled for felling at the rear of the plot are shown in the chart below.

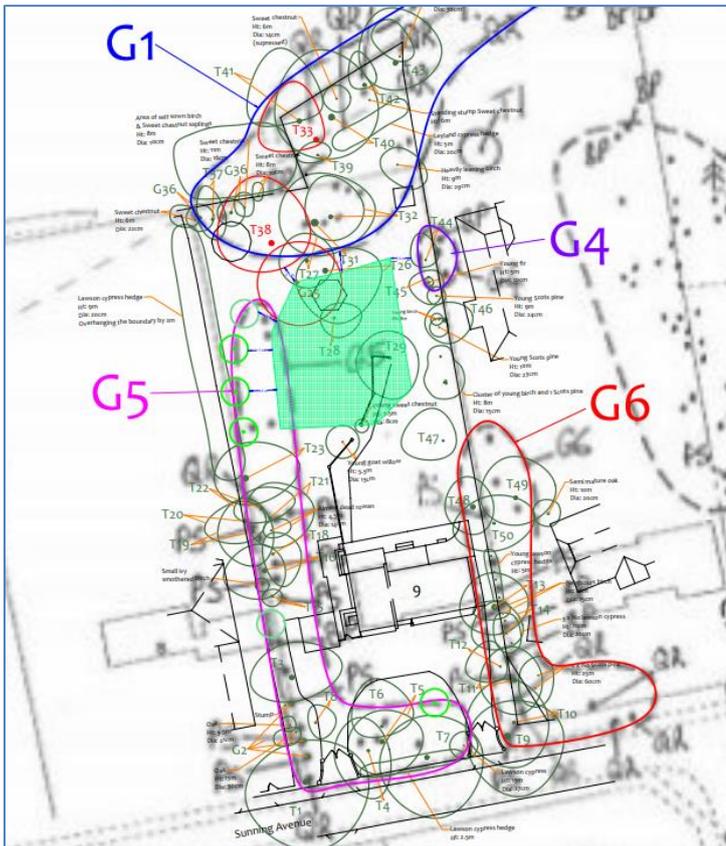
Trees at REAR of plot- to be felled	Tree type	Tree height (metres)
T38	Oak	21
G25	Birch & Sweet chestnut	9
T26	Sweet chestnut	17
T27	Sweet chestnut	17
T28	Silver birch	16
T29	Silver birch	17
T33	Sweet chestnut	13

RBWM also stipulated a replanting programme under 19/01407 as follows:

“A total of x 8 Sweet Chestnut and x 4 Silver Birch must be planted to replace the trees that are to be removed. 4 Sweet Chestnut and x 2 Silver Birch must be planted within TPO Group G1 and x 4 Sweet Chestnut and x 2 Silver Birch must be planted within TPO Group G5.”

Replanting trees within the area of G1 and especially G5 (shown in the diagram below) would be problematic regarding the siting of the proposed property. Hence, it would appear that the current application has chosen to largely ignore this RBWM recommendation from 19/01407.

The only mention of this replanting programme is included in the Design and Access statement under ‘Pre Planning Application Response from council 20/90052/PREAPP’ (20/90052 is not shown on the RBWM web site) On page 17 the RBWM objection and the duty to replant the trees is indicated as stipulated above. The Developers response is to: *Refer to drawing No. B25728 – 3500*. The Parish Council were unable to locate this drawing under 21/01451.

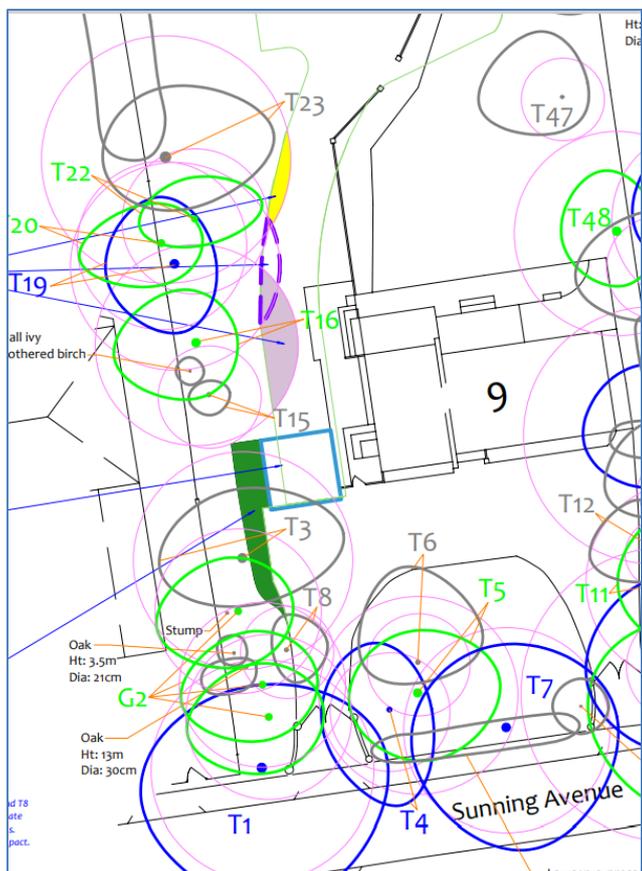


The proposed house also impacts on the RPA of trees planned for retention. These are shown in the chart below. T46 is included within the G4 group of TPO trees. The Parish Council would have thought that any incursion within the RPA should be avoided. However, we would refer this for expert comment from the Tree team as well as comment on the mitigation stated, ie (1) it is a small percentage incursion and (2) to minimize impact-excavation will be undertaken using hand tools to a maximum depth of 200mm. The diagram accompanying 21/01451 does seem to illustrate a larger area of impact than the 3.5% and 5% indicated in the text although this is a visual interpretation.

Trees at REAR of plot affected	Tree type	Tree height (metres)	Tree category	Notes
T31	Sweet chestnut	19	C+	5% RPA affected by foundations
T46	Scots Pine	18	B	3.5% RPA affected by foundations

Impact on trees- centre of plot

In the centre of the plot the proposed new access drive to the property also impacts on the RPA of TPO trees within Group G5 as shown in the chart below. 11% of the RPA of T16, 4% of the RPA T19 and 2% of the RPA T23 are all affected by the new surface.



Arboricultural report inconsistency

In the Arboricultural report under section 3.1.1 *Preliminary Management Recommendations* it was noted that:

'Pruning works have been recommended to trees T1, T3, T23, T26, T27, T31, T32 and T37 in order to bring them into an acceptable condition.'

The Parish Council request clarification as elsewhere in the application it is clearly stated that **T26 and T27 are scheduled for removal.**

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

Yours sincerely

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