



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Harmeet Minhas  
Planning Officer  
RBWM

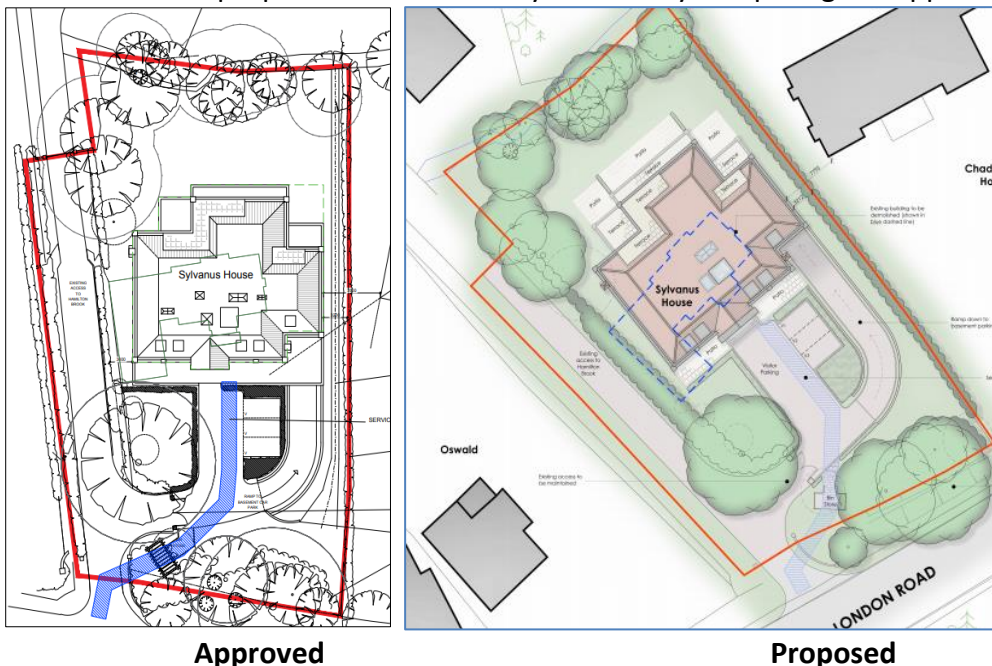
14 June 2021

Dear Harmeet

**21/01512/VAR: Sylvanus House London Road Sunningdale Ascot SL5 9RY**  
**Variation (under Section 73) of Condition 16 (Approved Plans) to substitute those plans approved under 20/00261/FULL for the construction of 7no. two bedroom flats with basement and surface parking, cycle storage, bin storage, replacement gates and piers to existing access and associated landscaping following the demolition of the existing dwelling.**

This variation proposes a substantial increase in the built area over the plot and especially in the rear garden. The patio and terrace areas at the rear are noticeably different to the approved scheme yet there is little mention of this in the application.

It is noticeable that no statistics have been provided showing the percentage or density of the plot that is now proposed to be built upon- to include both terraced and patio areas - yet this is a real change to the character of the proposal. This can clearly be seen by comparing the approved and proposed plans below.



Approved

Proposed

We would also welcome comment from the RBWM Tree team whether any subsequent changes in water run-off from the site will adversely affect the retained boundary trees.

The dormer windows on front elevation have also been increased in width adding to the impression of bulk and scale. Taken together are these and the other changes mentioned representative of more than a variation? The Parish Council would have thought so but will be guided by RBWM.

However, before any decision we would strongly recommend that the developer must submit more detailed numerical assessment of the percentage of the plot that is now envisaged to be a built form.

In addition to the increased development at the rear there is also the urbanisation of the front of the plot that includes underground parking access, three allocated surface parking spaces, allocated visitor parking along the full length of the front access drive to the front door and a patio area along the full front width of the property.

Yours sincerely

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