



- Mature trees form a 'sylvan', almost rural, backdrop giving the impression of dwellings 'in woodland'.

The existing house has an Arts and Crafts style of architecture (see sketch below taken from planning application 97/75359).



The two houses proposed for plots 1 and 2 are very substantial in size, both with a GIA for around 9500 ft<sup>2</sup> excluding the garages.



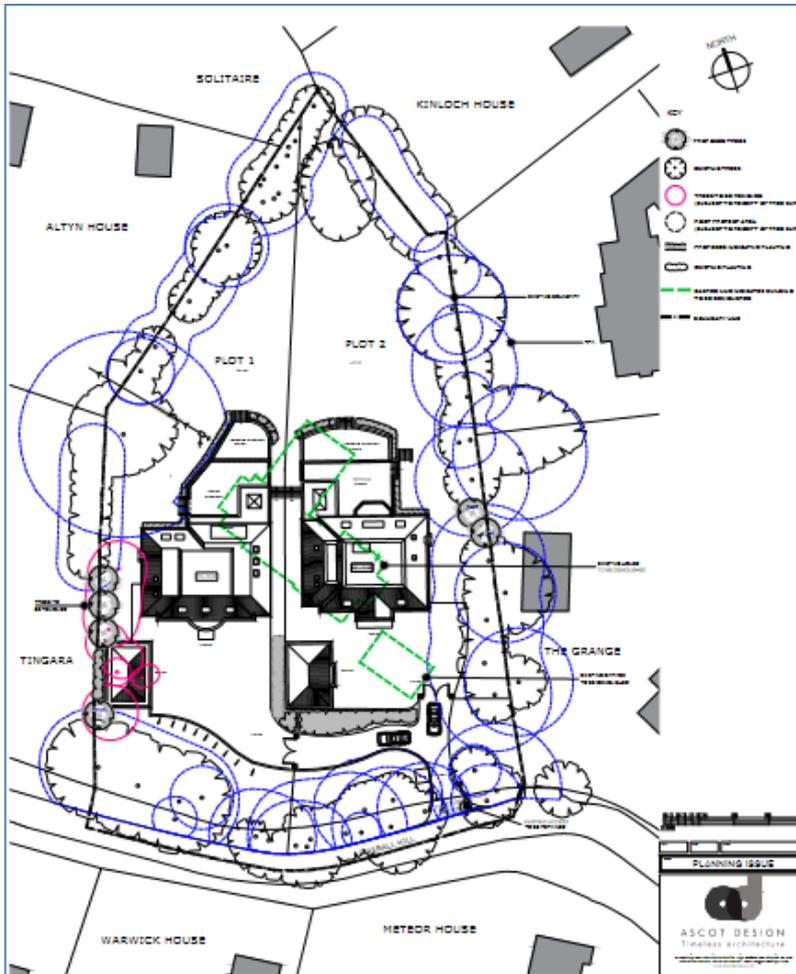
Plot 1



Plot 2

The positioning of these two houses, due to their size, means that the plot will appear overdeveloped in respect of the Townscape, and at odds with the street scene in Fireball Hill.

This is contrary to **Policy DG1** of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.



The size and bulk of these two houses is significantly more than the house that they replace.

According to the Neighbourhood Plan **Policy DG2.1** states: “New development should be similar in density, footprint, separation, scale and bulk of the buildings to the density footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm local character”.

**Policy DG2.2** states that all new development must respect:

*“(b) Established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street.*

*“(c) The separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.”*

This application is contrary to both these policies.

Also, as seen in the plan above, both plots show separate garages, positioned in front of the front building lines of both houses. This is contrary to the Neighbourhood Plan Policy DG3.3.

Another major concern is the impact of this development to trees within the site.

A significant number of trees and groups of trees would be compromised by the development of these two houses.

Construction of the garage on Plot 1 requires the removal of a number of trees. It is difficult to ascertain the exact number as the applicant has not specified the exact number of individual trees within three groups of trees to be felled. These are:

- G15, (16 metres high sycamore)
- G17, (17 metre high silver birch)

- G18, (6 metre high hedge).
- In addition to these groups to be felled there is a single tree, T16 (12 metre high Lawson cypress).

Of more concern are the significant trees on the eastern boundary of plot 2 between The Grange and Linthorpe. These include:

- T27 Scots pine, 25 metres high
- T30 Scots pine, 25 metres high
- G28 Scots pine 23 metres high.

All these trees are immediately next to and East of the side elevation wall of Plot 2. Therefore, all the morning sunlight will be blocked from the 5 windows on this side of house by the tree canopy along this boundary. This would mean that the house on plot 2 would be in shade for a significant part of the day and such shading would significantly increase the pressure to prune and/ or remove these trees by future occupants were this application to be successful.

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

Yours sincerely

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