



SUNNINGDALE PARISH COUNCIL

The Pavilion, Broomhall Lane, Sunningdale, SL5 0QS

☎ 01344 874268

Email: info@sunningdaleparish.org.uk

www.sunningdale-pc.org.uk

Clerk: Ruth Davies

Susan Sharman
Planning Officer
RBWM

5 August 2021

Dear Susan

21/02168: Charters Pond Charters Road Sunningdale Ascot SL5 9QB
Replacement dwelling, alteration to existing patio and associated landscaping.

The Planning Committee considered this application at its meeting on 3 August 2021 and **objects** to this application.

The previous planning application for this site (19/01768) was refused and dismissed at appeal in 2020. We note that this latest application has some significant changes to the refused scheme, namely

- this scheme is smaller and has less bulk than the refused scheme
- the architectural style has been changed
- the proposed development has been repositioned just outside the Green Belt.

Scale and Bulk

Although smaller than the refused scheme, this is still a substantial development when compared to the original dwelling (see two pictures below). The gross internal floor space of the existing bungalow is 207 m^{sq}. The proposed gross internal floor space of the proposed dwelling is 817m^{sq} – which means it is nearly 4 x times the size of the existing building. Note, this is an improvement over the refused scheme which (at 1090 m^{sq}) was more than 5 x times the size of the existing building.

We maintain that this proposed dwelling still represents unacceptable bulk and scale, and therefore conflicts with NPPF Section 12, Local Plan Policy DG1 and the Neighbourhood Plan NP/ DG1, NP/ DG2 and NP/DG3 and the RBWM Local plan (2003) policies H10 and H11.



Figure 9 front view to existing bungalow



Openness of the Green Belt.

The proposed dwelling has been repositioned within the site so that it now sits fully outside of the Green Belt but only by 1m.

According to para.137 of the NPPF, *“The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*

We would argue that because this proposed development sits on the boundary of the Green Belt, its bulk would still detrimentally affect the openness of the green belt.

Trees

The Arboricultural Report enclosed with this application (dated 13/10/2018) is the same report provided for the refused scheme. This report therefore does not show the footprint of the proposed house in this application in respect of the trees on the site.

It would appear that re-positioning the house further forwards in the site may alleviate the issues with some trees, while introducing issues with other trees and their RPAs.

It is important that an updated Arboricultural Report is provided to accurately define the impact on trees before any decision is made.

Ecological Report

The Design and Access Report refers to “An ecological report and mitigations” have been completed and presented with this application”. But this is not on RBWM planning website.

Garage

The Design and Access Report states that “The existing garage is to remain as existing”.

We note that the existing garage is of timber construction, and out of keeping with the architectural style of the proposed dwelling.

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

Yours sincerely

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