



# SUNNINGDALE PARISH COUNCIL

The Pavilion, Broomhall Lane, Sunningdale, SL5 0QS

☎ 01344 874268

Email: [info@sunningdaleparish.org.uk](mailto:info@sunningdaleparish.org.uk)

[www.sunningdale-pc.org.uk](http://www.sunningdale-pc.org.uk)

Clerk: Ruth Davies

Zarreen Hadadi (21/02507)  
Toby Fox (21/02859)  
Planning Officer  
RBWM

7 October 2021

Dear Zarreen and Toby

21/02507/FULL

2no. dwellings, 2no. detached garages with habitable accommodation within the roof space, new entrance gates and associated parking and landscaping following the demolition of the existing dwelling.

Land at The Spinney and The Spinney Sunning Avenue Sunningdale Ascot

---

21/02859/TPO

Various removals and pruning to tidy this unmanaged and overgrown site, formally a private residence. To run in tandem with a planning application for redevelopment of the site. Details of all work is on the enclosed plan.

The Spinney Sunning Avenue Sunningdale Ascot SL5 9PW

---

***The Parish Council note that the two above applications, 21/02507/FULL and 21/02859/TPO relate to the same proposed development on the same plot. The Parish Council are therefore submitting the same letters for both applications.***

## Cramped Development

The Ascot, Sunninghill and Sunningdale Neighbourhood Plan describes this area as a “Leafy Residential Suburb” characterised by low-density, large, detached houses in spacious, well treed plots. This description is supported by the properties surrounding the Spinney site including Pinehill as well as Woodpeckers and numbers 1, 2 and 3 Chanctonbury Drive.

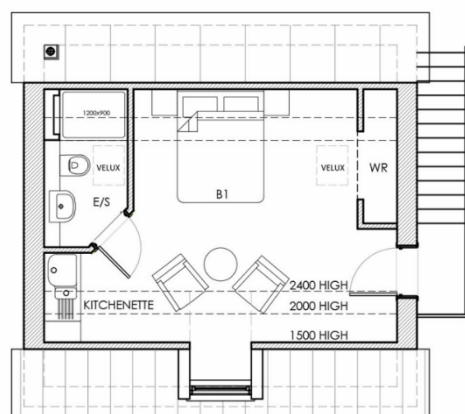
As can be seen below, the proposed 2 new dwellings appear to be squeezed on to the plot allowing minimal space between the Eastern side elevation of plot 1 and the boundary with 1 and 2 Chanctonbury Drive as well as the western side elevation of Plot 2 and the boundary with Pinehill.



Similarly, the small separation distance between the two proposed dwellings accentuates the cramped nature of the overall positioning on the site. A further consideration is that both properties will be 3 storeys and their design more closely resembles Town Houses in appearance.



The proposed garages contribute to the cramped nature of the development and are positioned forward of the building line which contravenes NP/DG3 of the neighbourhood plan. A plan of the first floor above each garage is shown below.



FIRST FLOOR PLAN

The application describes the garages as having '*habitable accommodation within the roof space*'. This is misleading. A more accurate description of this habitable accommodation would be self-contained flats as the first floors of both garages each contain a kitchen, lounge, bathroom, double bedroom and storage area with their own external stairway entrances.

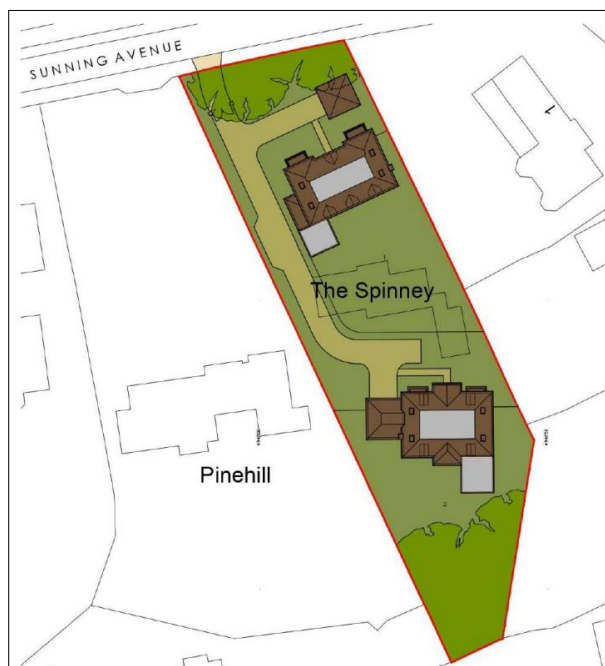
Hence, the proposal is to replace the former single dwelling and single household Spinney property that was destroyed by fire in October 2018 with what might be described as 2 houses and 2 one bedroom flats with a total of

12 bedrooms. Hence, it is not surprising that the dwellings look cramped on the plot. It might also explain why there were no floor space dimensions supplied for the now burnt-out Spinney to compare against the proposed total new floor spaces of Plots 1 and 2 and their associated garages with accommodation above.

The Parish Council believe the proposal would be detrimental to the character of the area and would conflict with Local Plan Policies DG1, H10 and H11 and policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (2014).

### Pre Application Advice

The application states that pre application advice was obtained from RBWM. However, the pre application plan is markedly different from the plan submitted under 21/02507/FULL. As can be seen below, the dwellings in the pre application submission are in a tandem position with smaller garages adjoined to the main properties.



### Pre Application Plan

Hence, it is difficult to make any meaningful comparison between the pre application submission and the actual 21/02507 planning submission. The Parish Council note that two of the RBWM key constraints highlighted in the pre application discussion included:

- **maintaining the character and appearance of the area**
- **minimising the impact on neighbour amenity.**

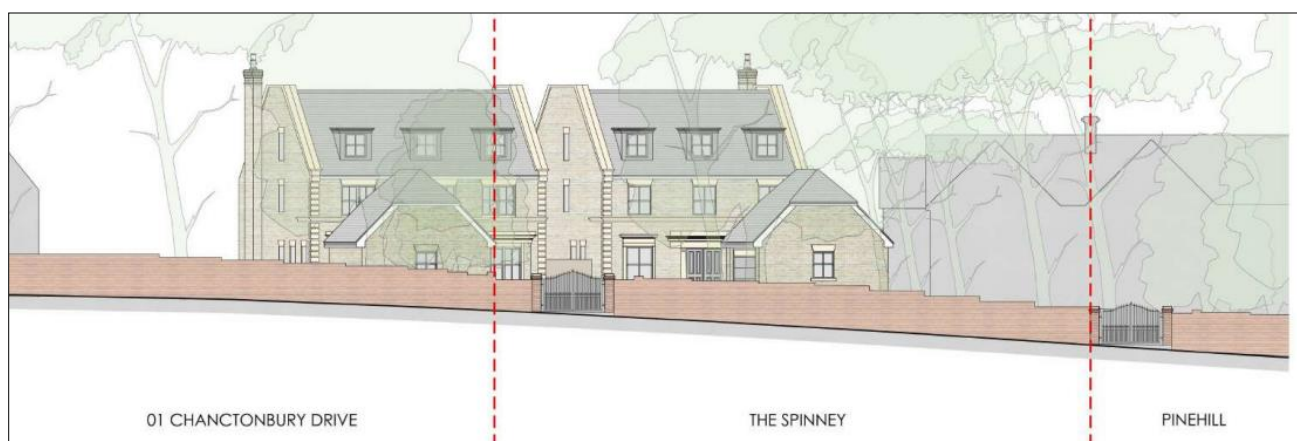
Reviewing the side elevations of the two proposed properties (shown below) it is evident that they abut the



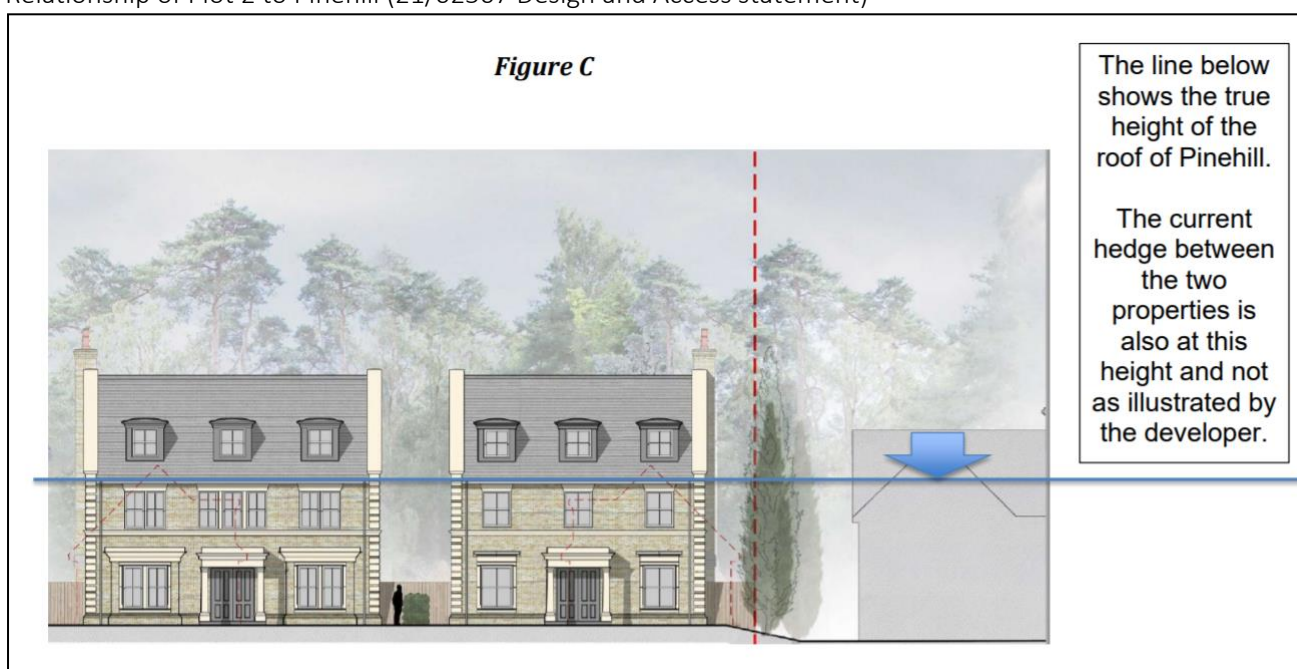
boundaries of Pinehill and 1 and 2 Chanctonbury Drive and their height has a negative impact on neighbouring properties and especially with Pinehill as this property is situated on ground at a lower level than the Spinney site.

The height of the 3 storey Plot 2 on the Spinney relative to Pinehill sited on lower ground may help explain, as has been detailed in correspondence objecting to the application from Pinehill, why the applicant appears to have

submitted artistic drawings indicating the ridge height of Pinehill is at a higher level relative to plot 2 of the Spinney than it would be in reality. It is claimed that the roof height of Pinehill would be at the same level as the eave's height of Plot 2 of the Spinney. These discrepancies are illustrated below.

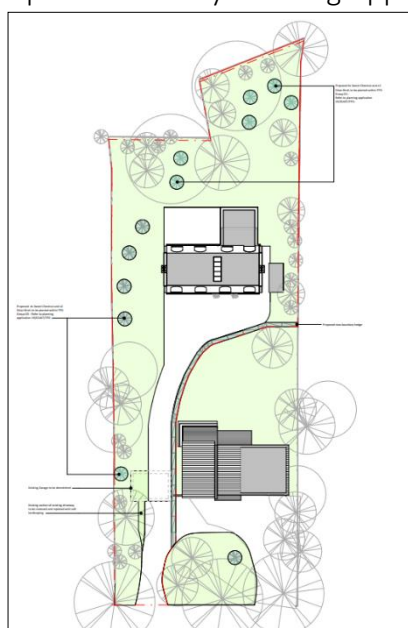


Relationship of Plot 2 to Pinehill (21/02507 Design and Access statement)



Relationship of Plot 2 to Pinehill (correspondence from Pinehill)

## Comparable Nearby Planning Applications



The planning application 21/01451 shown to the left for 9 Sunning Avenue has many similar attributes to the pre application plan submitted for the Spinney. There are two detached houses in tandem on Sunning Avenue on a relatively long, narrow site with one access drive with constraints imposed by many TPO trees.

It is significant that RBWM REFUSED this 21/01451 application in September 2021 for the following reasons:

- proposed dwelling house would appear as a cramped form of development in a confined plot to the detriment of the character of the area.
- proposed construction of the dwelling house would have a detrimental impact on protected trees
- proposal would have limited amenity space in the rear of the garden due to the high tree coverage. The garden space available would be heavily overshadowed by trees and tall hedges



- No ecological information provided as part of this application. The site currently comprises a detached house and garden area.
- likely to have an impact on the Thames Basin Heaths Special Protection Area [SPA]

It is also noted that there is no ecological information and no tree report accompanying the 21/02507 application for The Spinney.

## Trees

There are two TPO's applicable on the site. One dated from 1998 covering specific trees on the site and the second dated 2019 covering the entire site.

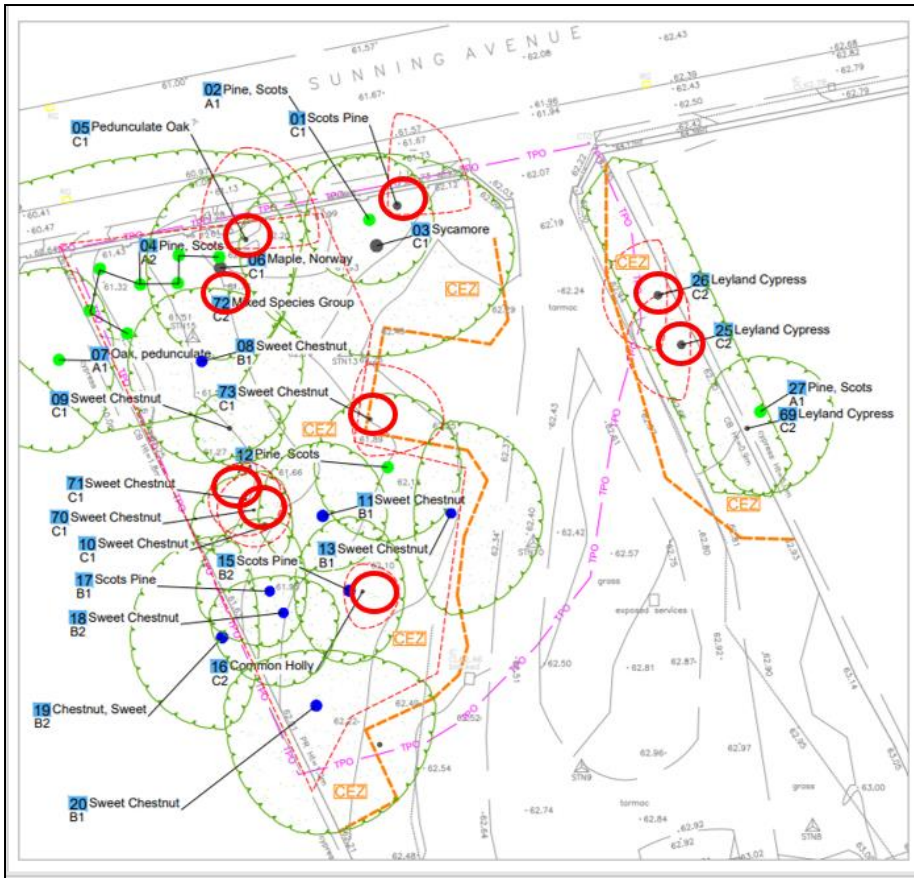
In addition to any trees that might already have been felled a further 23 TPO trees are scheduled for felling and tree works are requested for a number of retained trees.

The chart below lists 14 significant B and C category trees that are scheduled for felling. The description accompanying the arboricultural list detailing the reason for felling for trees 70, 71 and 73 is difficult to understand. The Parish Council is unsure how three 10 metre high Sweet Chestnut trees can be described as '*seedlings becoming established*'

No	Significant trees to be felled	Height (Metres)	Category	Description
32	Scots Pine	15	B1	
33	Silver birch	16	B1	
34	Silver birch	12	B1	
36	Holly	11	C2	
37	Holly	11	C2	
38	Oak, Pedunculate	17	C2	
47	Holly	6	C2	
48	Holly	6	C2	
62	Lawson Cypress	14	B1	
63	Oak, Pedunculate	6	C1	
64	Oak, Pedunculate	6	C1	
70	Sweet chestnut	10	C1	Seedling becoming established
71	Sweet chestnut	10	C1	Seedling becoming established
73	Sweet chestnut	10	C1	Seedling becoming established

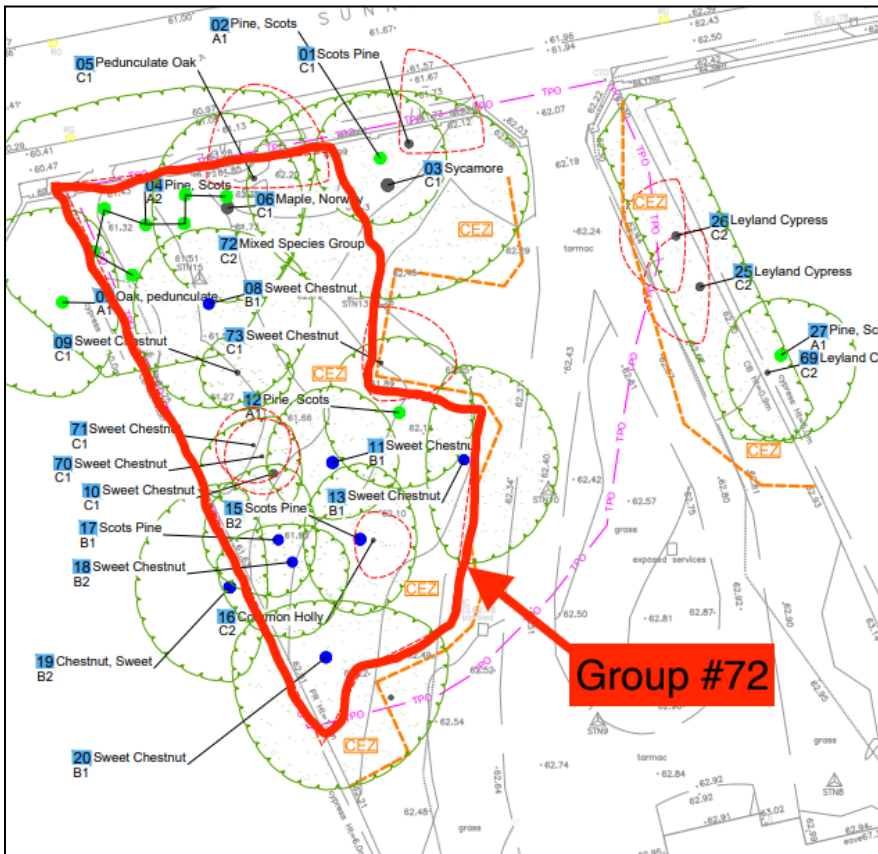
## Significant Trees to be Felled

The chart below shows the front of the site adjoining Sunning Avenue. The circles indicate those trees scheduled for felling. A Scots Pine (No1) a Pedunculate Oak (No 5) and a Group of mixed trees (No 72) are all positioned in full public view towards the front of the site. The Scots Pine is 14 metres in height and is classified by the applicant as C1.



Trees to be felled at the front of the site- circled

Also, at the front of the plot a large number of trees have been grouped together under Group 72 as specified by the applicant.



Group 72 Trees

However, the list of trees to be felled states clearly Group 72, mixed species as shown in the chart below.

Trees / Groups for Removal				
Trees / Groups to be removed				
Ref	Species	Common Name	Category	Number of Trees
01	Pinus sylvestris	Scots Pine	C1	1
05	Quercus robur	Pedunculate Oak	C1	1
16	Ilex aquifolium	Common Holly	C2	1
25	Cupressocyparis leylandii X	Leyland Cypress	C2	1
26	Cupressocyparis leylandii X	Leyland Cypress	C2	1
31	Cupressocyparis leylandii X	Leyland Cypress	C2	1
32	Pinus sylvestris	Pine, Scots	B1	1
33	Betula pendula	Birch, Silver	B1	1
34	Betula pendula	Silver Birch	B1	1
36	Ilex aquifolium	Holly, Common	C2	1
37	Ilex aquifolium	Common Holly	C2	1
38	Quercus robur	Oak, pedunculate	C2	1
44	Pinus sylvestris	Pine, Scots	U	1
47	Ilex aquifolium	Holly, Common	C2	1
48	Ilex aquifolium	Holly, Common	C2	1
62	Chamaecyparis lawsoniana	Lawson Cypress	B1	1
63	Quercus robur	Pedunculate Oak	C1	1
64	Quercus robur	Oak, pedunculate	C1	1
65	Betula pendula	Silver Birch	C1	1
70	Castanea sativa	Sweet Chestnut	C1	1
71	Castanea sativa	Sweet Chestnut	C1	1
72	Group, mixed species	Mixed Species Group	C2	1
73	Castanea sativa	Sweet Chestnut	C1	1
				Total :23

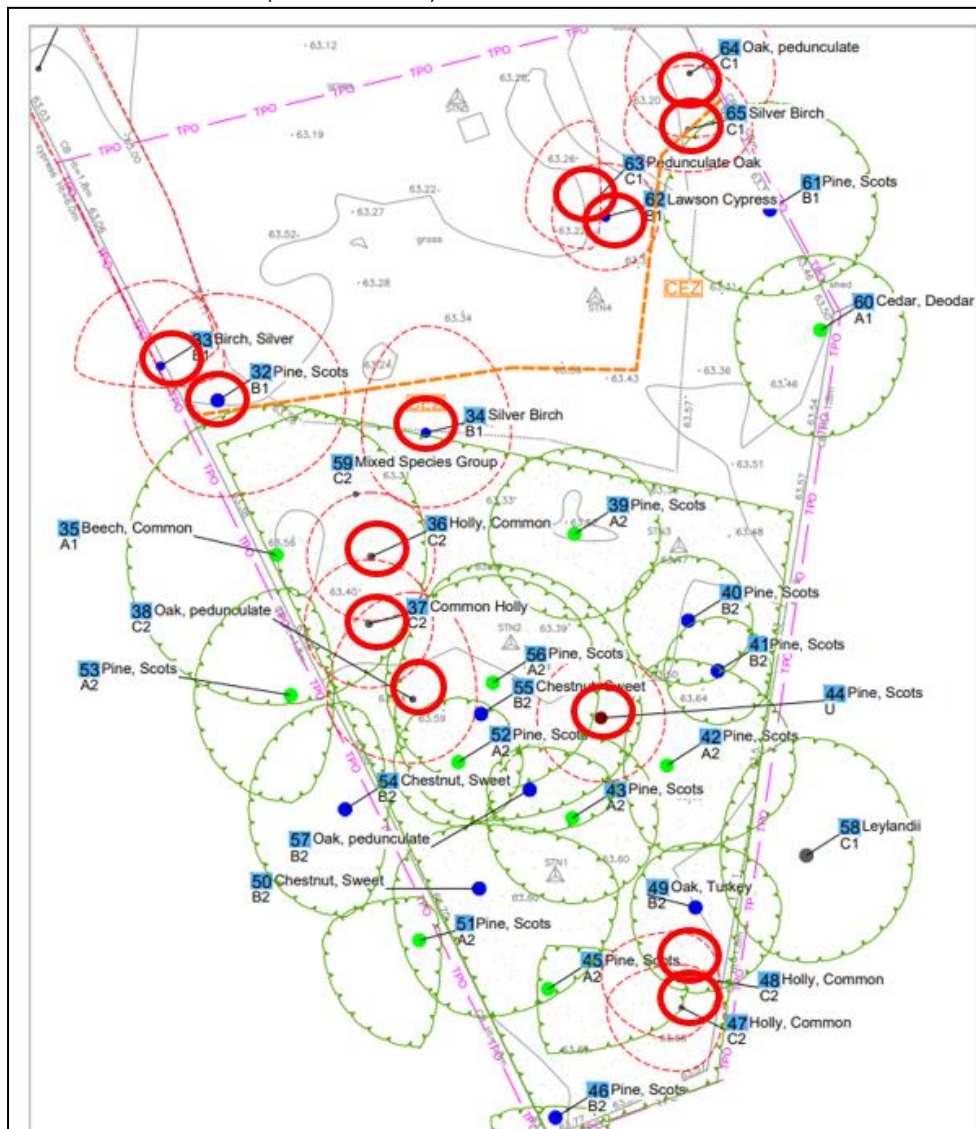
Trees to be felled. Group 72 is second from bottom

The same chart states that only 1 tree is to be felled within this group 72. However, inspection of the trees circled above shows that there are 6 trees to be removed within Group 72.

Much more clarity is required as approval of the felling of Group 72 might allow the applicant to fell ALL the trees within Group 72.

The Parish Council fail to understand what is the purpose of Group 72 as all trees have been separately identified. It is also noted that this is only a list of trees supplied. No arboricultural report is included in the application.

At the rear of the site (shown below) the trees to be felled are shown circled.



Trees to be felled at the rear of the site- circled

Trees 62, 63, 64 and 65 are close to the rear elevation of Plot 1 and are therefore to be felled. Similarly, trees 32, 33 and 34 are close to the rear elevation of Plot 2 and are proposed for felling.

Extensive crown lifting to a height of 5.5 metres is requested for the Category B1 Sweet Chestnut (No13) and crown lifting to a height of 3 metres is requested for the Category B1 Sweet Chestnut (No 20) presumably to give clearance for vehicle access on the proposed driveways.

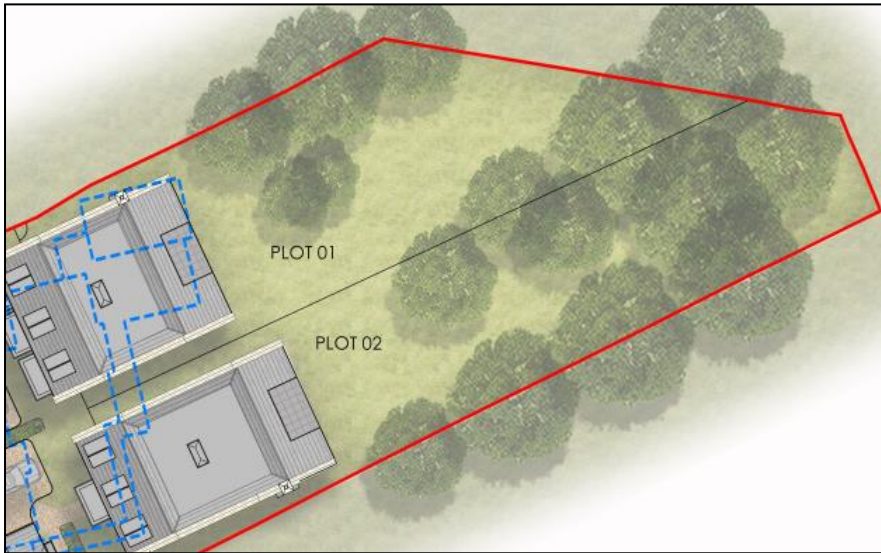


The Parish council note that the driveway has been widened in comparison to the existing driveway and three new distinct and separate reversing and parking areas are proposed as shown on the diagram shown left.

The proposed driveway is in close proximity to the RPA of TPO trees. Closer inspection of these parking areas indicate that they must be constructed over the RPA of a number of trees and especially those included in Group 72 above. Yet, there was no documentation that the Parish Council has seen accompanying 21/02507 or 21/02859 of any possible interference with the RPA of these trees or any mitigation measures.

Advice is also requested from the RBWM Tree Team regarding the extremely close proximity of the garage of Plot 2 to the TPO trees in this area and any impact the foundations might have on the RPA of those trees.





The rear of both plots faces towards the South. (The arrow below indicates North). Hence, the trees on the East boundary will shade the rear of plots 1 and 2 in the morning and the trees on the West boundary will shade the rear of both plots in the afternoon/ evening.

The close proximity of these TPO trees to the properties is likely to lead to increased pressure for pruning and probably felling.

## Summary

The proposed dwellings, access drive, parking areas and garages would have a detrimental impact on TPO trees.

The loss of so many TPO trees on a site that has already been subject to extensive felling must be avoided. This would have a negative impact on the visual amenity of the area and therefore be in direct conflict with the pre application advice that the applicant received from RBWM. Namely that the development should not have a negative impact on trees and wildlife.

Accordingly, the proposal is contrary to policies NP/EN2.1, NP/EN2.2 and NP/EN3 of the Neighbourhood Plan and policies DG1 and N6 of the Local Plan.

The Parish Council STRONGLY OBJECT to 21/02507/FULL and to 21/02859/TPO and request they be REFUSED

Yours sincerely

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