



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zarreen Hadadi  
Planning Officer  
RBWM

09 November 2021

Dear Zarreen,

**21/02742/FULL - Fauns Farm and Fauns Farm Cottage Devenish Road Sunningdale Ascot**

**The replacement of the existing structures on site with a family dwelling, ancillary stables with accommodation, together with enhanced landscaping and associated works.**

The Planning Committee considered this application at its meeting on 2 November 2021 and **strongly object** to this application.

This application is for the demolition of nine separate structures, to be replaced by a single house and separate stables with living accommodation above.

This site sits within the Green Belt. As such it must comply with Green Belt legislation as defined under the NPPF 2021.

Paragraphs 147 and 148 advise that “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”.

Looking at paragraph 149, some development is allowed, and the subsections that relate to this application are:-

- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The construction of any new buildings would be considered inappropriate development on Green Belts, and as such, it is a requirement to submit a case for “very special circumstances” which must outweigh the resulting harm to Green Belt land.

The applicant has not put forward a case for “very special circumstances” relying instead on the subsections referenced above to justify this development.

Our issues with this application are described below.

1. The size of the original building is incorrectly stated

The applicant has used as their starting point the dimensions of the **current house** and the surrounding structures (garages, piggeries, barn, orangery and other outbuildings) to determine the current GIA (see below), both to justify the building of a new house and the stable block (with accommodation above).

<b>EXISTING BUILDINGS</b>						
<b>Buildings</b>	<b>GIA (sq.m)</b>				<b>GIA (sq.m)</b>	<b>GEA (sq.m)</b>
	<b>Lower Ground</b>	<b>Ground Floor</b>	<b>First Floor</b>	<b>Second Floor</b>	<b>Total</b>	<b>Total</b>
Building 1 - Garage	-	33	33	-	66	81
Building 2 - Existing House	43	467	253	20	783	878
Building 3	-	29	-	-	29	32
Building 4 - Garage	-	86	86	-	172	186
Building 5 - Piggeries	-	253	-	-	253	269
Building 6 - Barn	-	79	79	-	158	171
Building 7	-	21	-	-	21	23
Building 8 - Orangery	-	174	-	-	174	185
Building 9	-	7	-	-	7	10
<b>Existing Buildings - Grand Total</b>					<b>1,663</b>	<b>1,835</b>

In considering this application the history of the site is a critical factor in determining the proposed increase in size of the current application over the original dwelling.

Originally there were two properties on the site, Fauns Farm and The Clock House. By 2012 these had been amalgamated into a single dwelling now referred to as Fauns Farm.

Extensions and modifications to the main house are well documented and they clearly list the increase in the size of the building. These are not considered in detail in the current 21/02742 application, but the Parish Council believe they are very relevant to this application, so we have summarised them below.

- a. 08/02381- New Rear Conservatory. Approved  
RBWM comment: Proposed conservatory is in proportion to height and bulk of existing building and has a floor space of 57.1 sq metres or 18.78% over the floor space of the original property.
- b. 12/01146 - Erection of two storey front and rear infill extensions. Approved  
The size increase of 12/01146 is actually better detailed under 14/01852 (Design and Access, 3.2) when it is stated that ‘taking on board the previous extensions the proposal would result in a cumulative increase of approximately 39%’
- c. 13-01198 - Regularise the use of the outbuildings (formerly agricultural) as ancillary domestic use to the main house. Approved. (Note: no increase in size)
- d. 14/01852, Single storey rear extension and conversion of the existing double garage to ancillary accommodation. Approved  
RBWM comment: Single storey extension proposed to link the dwelling to the swimming pool would have a

floorspace of 22 square metres; this extension in combination with the extensions approved in 2012, would result in 56% increase in floorspace over that of the original dwelling.

Hence, in every single previous application on this Green Belt site RBWM have been consistent in referring back to the size of the original dwelling and then noting the percentage increase in size from the original for any planned alteration. Hence the cumulative measurements above of 18.78% then 39% and lastly 56% identified by RBWM.

The conclusion from the above is that the current Fauns Farm is about as large as it can conceivably be under Green Belt policy.

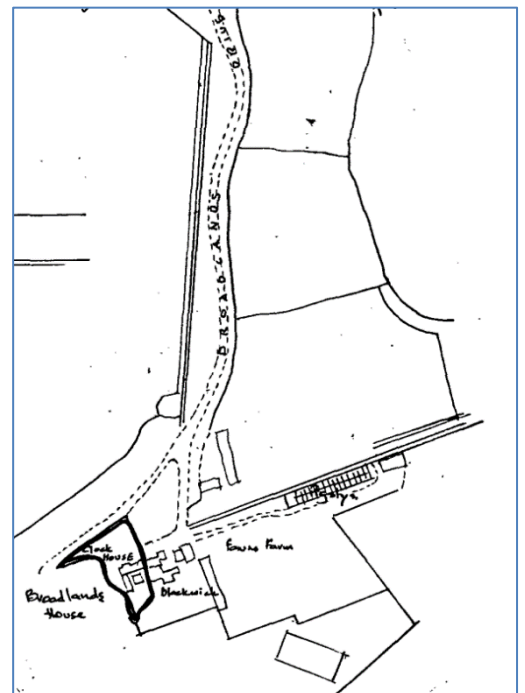
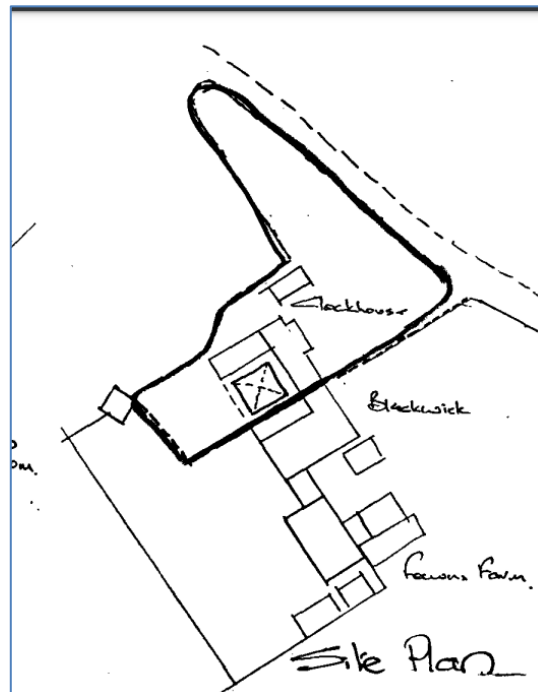
Therefore, in order to create a new main dwelling of 1543 sq m GIA and a new stable block with accommodation of 1855 sq m GIA the developer is required to consider all the outbuildings and incidental structures as if they were habitable accommodation. For example, building 3 is constructed from fence panels, the Orangery could be considered as a large greenhouse and the upper floor of the barn is really a loft area. Yet all these buildings and their GIA are used by the developer in the base measurement as if they were fully habitable accommodation.

This is also a different methodology than RBWM has used previously on this site. If all these outbuildings were considered in the previous applications mentioned above, then the overall percentage increases in size stated by RBWM would have been much smaller as the total base level GIA (Fauns Farm AND all the outbuildings) would have been larger. But, in all those applications, none of the outbuildings were considered by RBWM as relevant. The Parish Council would argue that the same or a similar approach is now required with the current application. How can a greenhouse or a structure constructed of fence panels be substituted by a habitable room in a large dwelling?

However, should the existing outbuildings be used as being contributory to the overall GIA then the Parish Council would suggest a different base measurement. Two previous applications 12/01146 and 14/01852 both make reference to the original house (now the combination of Fauns Farm and the Clock House) as 617 sq.m.

Therefore, this would be a reasonable base for the calculation of increased GIA for the proposed house. The applicant includes all nine buildings in their calculation.

Looking at the site plans provided with application 07/02523 (right), the only buildings which appear at that time were Buildings 1,2 3,4,5 6,8.



However, application 90/01360 makes reference to the erection of a detached 3 car garage. This is assumed to refer to Building 4 in this application (172 sq. m) which is not part of the original house and therefore should not be included in this calculation.

Our calculation of the original buildings is:-

Buildings	GIA (sq.m)
Building 1 - Garage	66
Building 2 - Original house	617
Building 3	29
Building 5 – Piggeries	253
Building 6 - Barn	158
Building 8 - Orangery	174
Total	1297

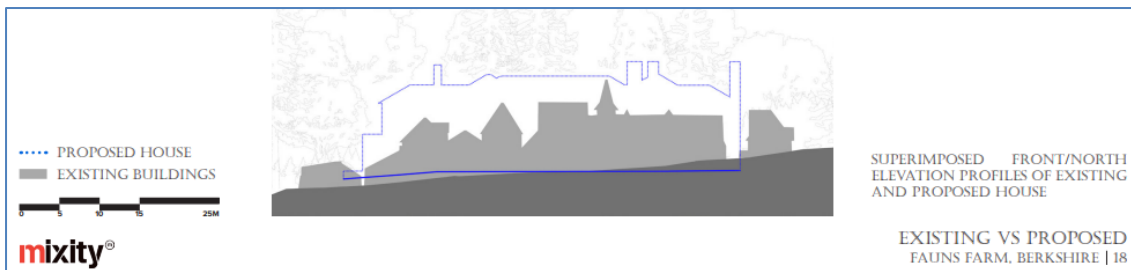
The size of the proposed buildings is :-

<b>PROPOSED BUILDINGS</b>		
<b>Proposed House</b>		
Floor	GIA (sq.m)	GEA (sq.m)
First Floor	637	691
Ground Floor	632	700
Basement (Non-Subterranean, With External Aspect)	274	305
<b>Total</b>	<b>1,543</b>	<b>1,696</b>
<b>Proposed Stable &amp; Ancillary Visitor Accommodation</b>		
Floor	GIA (sq.m)	GEA (sq.m)
First Floor/Attic Floor	142	148
Ground Floor	170	190
<b>Total</b>	<b>312</b>	<b>338</b>
<b>Proposed Buildings - Grand Total</b>	<b>1,855</b>	<b>2,034</b>

Using our calculations, the proposed building represents an increase of 43% over the original buildings. This would be contrary to Paragraph 149 (d) of the NPPF 2021.

2. The Bulk, Mass and Scale of the proposed buildings.

It is apparent from the artists impression of the proposed house, that this building is considerably taller and bulkier than the current house as can be seen below. Including the accommodation within the roof space and the areas of the basement categorised as non-subterranean for the GIA calculations the proposed main dwelling is 4 storeys high and significantly higher than the existing Fauns farm. Detailed height information for the proposed main house is severely lacking within the application.



Even without comparing ridge heights, it is clear that this building is substantially larger than the house it replaces. This development would be contrary to Neighbourhood plan policy NP/DG2.

### 3. Openness

The applicant states in the Design and Access statement that “the demolition of the numerous and scattered existing buildings across the site will significantly improve its openness.” We totally disagree. The existing buildings blend discretely into the landscape. A very large single building would appear very imposing and totally at odds with a green belt setting. The mass, scale and bulk of the new house is concentrated in one place and negatively impacts openness.

### 4. Character

The existing main dwelling house is a character building of historical interest and high amenity value as can be seen in the photograph to the right.



The proposed house might be described as a standard 2022 large residential dwelling with limited character and out of place in the surroundings of what was originally a farm. No colour artists impressions of the proposed new buildings have been presented, only drawings of elevations, see photograph to the right

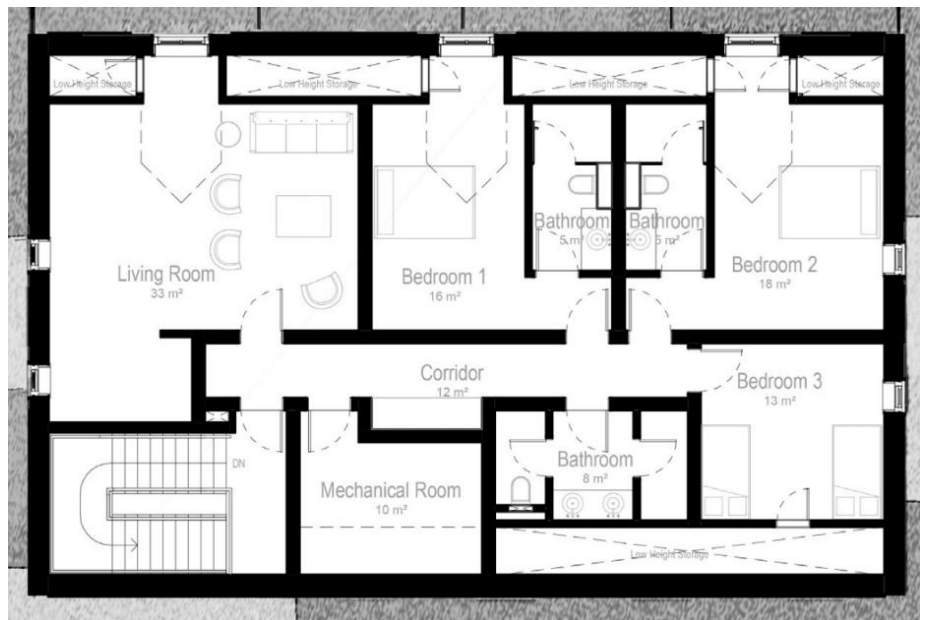


### 5. Stable Block and associated accommodation

The developer states that:

- a. Policy GB1 of the adopted Local Plan allows for the replacement of the existing buildings across the site with a family dwelling and an ancillary building associated with the family dwelling.
- b. Policy GB7 states that proposals to erect stables for keeping horses for private recreational use will be acceptable

However, the Parish Council would argue that the two-storey stable block and associated visitor centre (shown to the right) should be categorized as a 'new building' and therefore not be allowed in the Green Belt.



## 6. Impact on TPO trees

There can be little doubt that the proposed building works will have a major impact on TPO trees on the site. In summary these include:

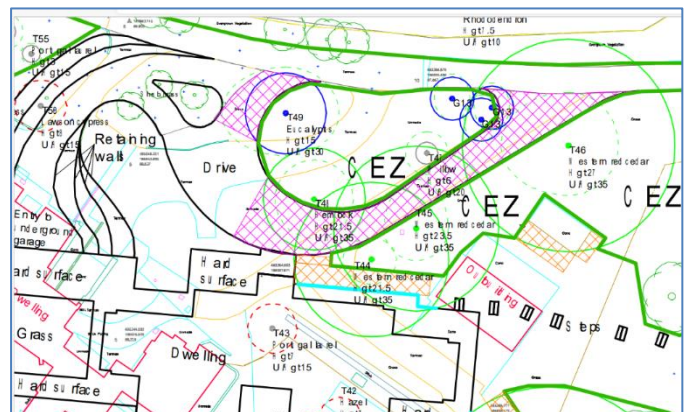
- Eleven Category C trees (T32-35, T37 and T39-T43, T50 and T51) to be removed
- Six trees have their RPA's compromised by the proposed works- T7, T44, T45, T46, T48 and T49
- Three veteran oak trees (T6, T7 and G3) all Category A3 (between 14 and 17 metres high) will require extra care of their RPA's when removing the Piggery buildings
- One Category B1 Wisteria (4.5 metres high) is proposed to be removed and possibly re-planted

The impact on the trees will be considered under four categories.

### a. New Driveway

The proposed new drive (shown below) impacts the RPA's of all the following trees. These are category A and B trees up to 27 metres high which must be considered as specimens which should not be compromised.

- T49 Euclyptus, 15m, B1
- T48 Hemlock, 21.5m, A2
- T45 Western Red Cedar, 23.5m, A2
- T44 Western Red Cedar, 21.5m, A2
- T46 Western Red Cedar, 27m, A2
- G13 Rhododendron x3, 7.5m, B1



The following tree is proposed for felling:

- T41 Western Red Cedar, 6.5m, C2. FELL

**b. Impact of the main house**

All the trees listed in the chart to the right need to be felled to allow for the construction of the new main dwelling.

Trees to be felled for main house		
Tree ID	Tree + Height (m)	Tree Cat.
T32	Portugal Laurel, 3.5	C1
T33	Cherry, 7.0	C1
T35	Tulip tree, 6.0	C1
T37	Japanese Maple, 7.0	C1
T39	Japanese Maple, 7.5	C1
T40	Amelanchier, 9.0	C2
T41	Western red Cedar Zebrina, 6.5	C2
T42	Hazel, 7.0	C2
T43	Portugal Laurel 7.0	C1

Additionally, T26 a 4.5-metre-high Wisteria category B1 is proposed for temporary removal and replanting after construction of the garage. Alternatively, it will be removed. The Parish Council believe it is almost certain this tree will be removed given this statement.

There are also several TPO trees in very close proximity to the house where we would request the Tree Team comment whether their RPA's might be compromised. These are:

- T25 Monkey Puzzle
- T38 Cherry
- T44 Western Red Cedar
- T7 Oak

**c. Impact of Stable Block on Trees**

The following trees would all appear to be compromised by the proposed new stable block:

Pressure on existing trees			
T4	Oak, 14 m	B1	For a 14-metre-high oak tree the RPA drawn looks unusually small. This is not mentioned in the tree reports. Comment from the tree team is requested
T5	Goat willow 13.0	B2	Light gathering features on building needed. Pressure for future removal
G1	Goat willow, Silver birch 13.0 (no. in group not specified)	B2	Crown pruning for clearance over new building. Light gathering features on building needed. Pressure for future removal

- d. Possible RPA damage to veteran oak trees when removing the Piggeries  
The three veteran oak trees, all category A and between 14 and 17 metres in height are positioned very close to the Piggeries as can be seen in the photograph to the right.



Oak 14.0	A3	Take care to protect RPA -veteran oak trees- when removing piggery
Oak 17.0	A3	Footprint of building encroaches into RPA by 5%. Pre-emptive root pruning required using hand tools or air-spade.
Oak 16.0 (no. in group not specified)	A3	Take care to protect RPA -veteran oak trees- when removing piggeries.

#### 7. Harm to the Green Belt

We are of the opinion that this proposed development is inappropriate development in the Green Belt. No case has been presented for very special circumstances.

The Parish Council ask that this application is **Refused**.

Yours sincerely

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