



SUNNINGDALE PARISH COUNCIL

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Planning Officer
RBWM

21 December 2021

Land At Hill House Cross Road Sunningdale Ascot

Reference: Planning Application 21/03405/VAR; Variation (under Section 73) of conditions 17 (flank windows to be obscure glazed) and 18 (approved plans) to re-word condition 17 and to substitute those plans approved under 16/02220/FULL for construction of 5 No. apartments with basement and new access.

There is a long history on the site which is not uncommon with this developer.

15/01199 for 4 x 2 bed and 1 x 3 bed apartments was rejected at Appeal. The Inspector's main reason for rejecting the application was the effect of this multiple occupancy dwelling on the longevity of a mature, protected and ancient oak tree in the rear garden. The Inspector's comments were clearly applicable to multiple occupancy dwellings on this site: *'the outlook from the rear windows on each of the units above ground level would be dominated by the tree. 'The tree may come to be considered as a nuisance rather than an asset to future occupiers by reason of its size and dominance'.*

The rear elevation of the apartments proposed under 15/01199 is shown to the right

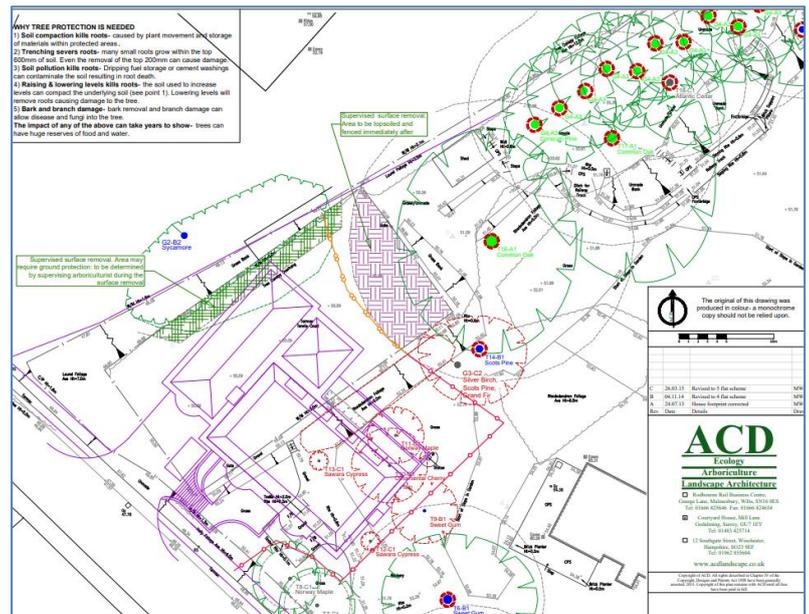


Similarly, 14/03591 - for 4 apartments - on the same position on this site was rejected at Appeal in December 2015. There were a total of 14 windows/ doors on the rear elevation shown under 14/03591. This was rejected 'because the outlook from the rear windows would be dominated by the tree.'

The rear elevation of extant permission, 16/02220 (overlooking the oak tree) is shown to the right



Shown below is an extract from the arboricultural report accompanying 16/0220 which clearly shows the close proximity of the specimen oak tree to the rear of the proposed apartment block.



16/02220 Position of ancient oak tree

This would appear to differ from the schematic drawing accompanying the application where the oak tree appears to be positioned further away from the proposed rear elevation of the building.



21/03405 Position of ancient oak tree - schematic accompanying application

Hence, it is very apparent that the developer has been forced by multiple failed Appeals to limit the development of apartments on this Northwest corner of the site to avoid pressure on the oak tree.

The Inspector had been very clear about the threat to this oak tree: *'I am concerned about possible threats to the Oak tree's continued good health and longevity, arising from pressure to fell or prune from future occupiers. Such pressures are likely to occur because of the relationship of the tree on a bank above the ground level of the apartments, and as a result of real householder concerns relating to restriction of light, dominance, and perceived danger from falling limbs'*.

As can be seen in the proposed rear elevation below under 21/03405 the developer has now **added three new windows** on this Northwest corner. This directly contradicts the recommendations of the Inspector.

21/03405 Proposed scheme - rear elevation



The Parish Council were unable to find reference in this 21/03405 variation to the comments of the Inspector for the failed 14/03591 or the failed 15/01199 Appeals. Neither could the Parish Council see any reference to the specimen oak tree.

The number of windows at the rear of the building now exceeds any of the previous applications.

There is also a significant increase in bulk on the rear elevation as a result of the infilling of the roof. The dormer windows have been increased in width, an additional window added in the roof and (as mentioned above) three new windows added to the section of the building that was previously 'annexed' from the main building but now has been absorbed into the overall mass.

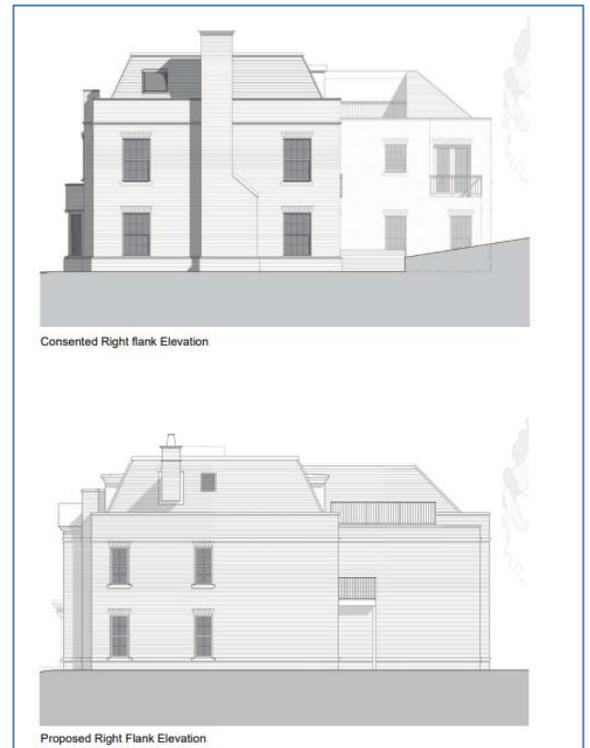
Extended Roof

The consented and proposed front elevation has changed significantly. The consented roof has now been infilled and a further 4 new windows (not 2 new dormers as stated in the covering letter) have been added to the roof. This gives the impression of a third habitable storey- which is exactly what has now been created in the redesigned roof space.



Right Flank

On the right flank elevation, the front has been extended forward on the first floor and the roof increased in height at the rear.



Street Scene

The effect on the street scene of the new variation is very marked and obvious.

In the consented scheme there are two distinct roofs outlined separating the two buildings along the roof line. The two buildings are also treated entirely differently, only one being brick thus breaking up the impression of bulk.



By contrast, the proposed scheme is now one homogenous whole all in brick.



Conclusion

The proposed changes represent a significant infilling of the building and give the impression of an increase in bulk and scale over the approved scheme. The impact of the proposed increased fenestration at the rear of the building directly contradicts the Inspector's previous reasons for refusal.

We request the is application is **REFUSED**.

Yours sincerely

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