



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Michael Lee
Planning Officer
RBWM

21 December 2021

Dear Michael

21/03485/FULL - 7 Greenways Drive Sunningdale Ascot SL5 9QS
Replacement dwelling.

We have reviewed and **object** to this application.

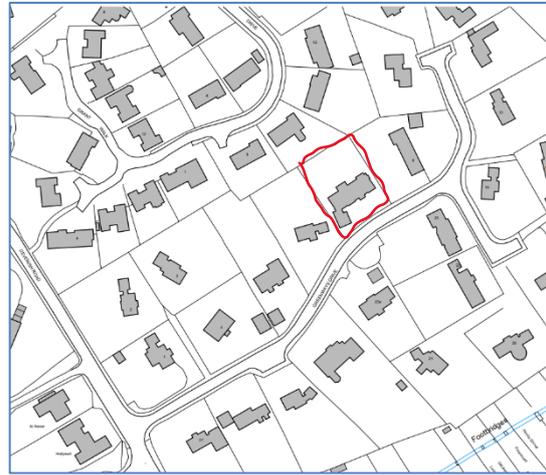
The townscape for Greenways Drive is 'Leafy Residential Suburbs' whose characteristics include:-

- **Low to medium** density residential suburbs with characteristic 'leafy' streets.
- Urban form is defined by wide streets (curvilinear and straight) with secondary streets culminating in 'dead ends', cul de sacs or vegetated 'turning circles'.
- Built form is defined by suburban style detached two storey houses, on medium to large plots.
- A variety of architectural styles, reflecting a range of periods, includes early 20th century houses (including Victorian, Edwardian, and Arts and Crafts style), plus more recent development. The type is defined by a broad consistency of built form, **spacing between buildings** and lack of on street parking.
- The leafy suburban character is reinforced by well established private gardens (**including mature trees/shrubs**), that are often bounded by tall beech or laurel hedges. This provides a strong sense of enclosure and privacy to dwellings
- Mature oaks and Scots pines reflect the underlying geology, while other large scale ornamental trees such as cedar and conifers contribute to the leafy character.
- There is a well-defined interface between public/private realm – marked by tall hedges or fences with entrance gates.
- Views are framed along leafy streets – street tree planting and/or trees and shrub within front gardens allow only occasional glimpses to dwellings.
- A quiet and peaceful residential suburb.

This application is for the development of a replacement dwelling on an existing plot.



Current Site Layout



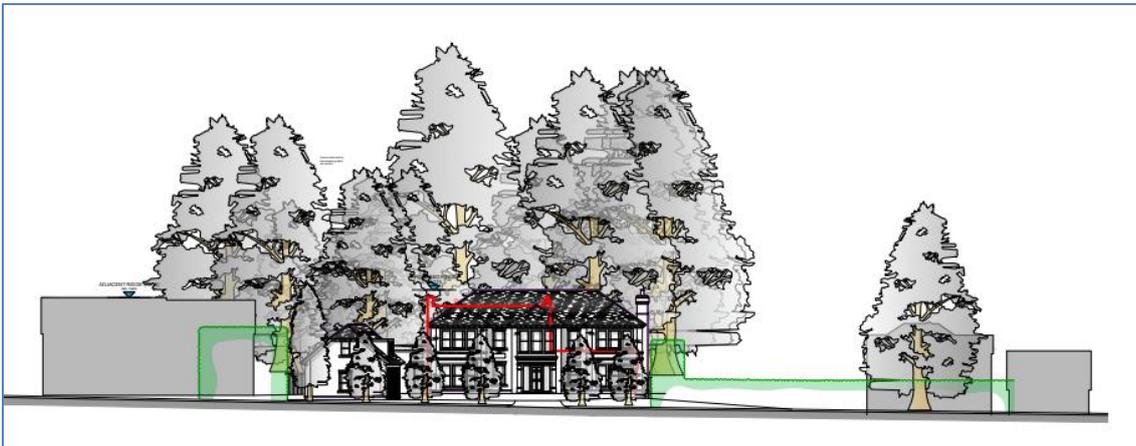
Proposed Site Layout

There are several areas for concern as described below.

1. Respecting the Townscape and Mix of Housing Types

The proposed development is very much larger than the house it will replace.

As can be seen from the site layouts above, the proposed house would fill the width of the plot, as opposed to the townscape characteristic of **“spacing between buildings”**. This is further demonstrated in the street scene below, where the red outline of the existing building is dwarfed by the proposed development. All space on either side of the existing house has been eliminated.



This size of this building would be out-of-keeping with all the other houses in this street. Rather than being low to medium density, this development would appear high density by comparison.

This is contrary to Policy NP/H2 and NP/DG1 of the Neighbourhood Plan.

2. Density, Footprint, Separation, Scale Bulk

New development should be similar in Density, Footprint, Separation, Scale and Bulk to that of the surrounding area and neighbouring properties.



Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation

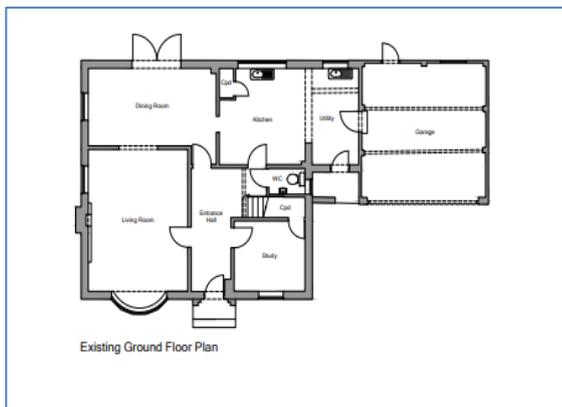


Proposed Rear Elevation

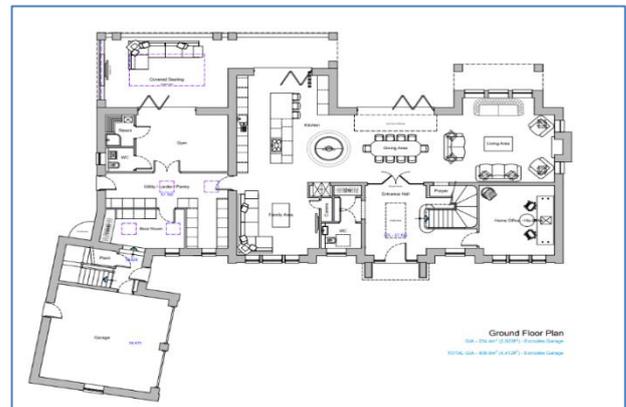
The existing house has a GIA of 198.3 m². The proposed house has a GIA of 446.7m². This is an increase of 225%.

The difference in bulk is considerable. The ridge height of the proposed house is slightly higher - but extends across the increased frontage of the proposed house, making it appear overbearing in the context of the street scene and neighbouring properties.

The footprint is increased also by a significant amount, as shown below.



Existing



Proposed

The above pictures demonstrate that the proposed development would be contrary to Policy NP/DG1 and NP/DG2 of the Neighbourhood Plan.

3. TREES

a. Loss of existing trees

The loss of T3 and T4 at the front of the plot is not considered important as they are Cypress trees. However, T5 a 9 metre high cherry tree, also at the front of the plot would be a loss given that it is in public view.

At the rear of the plot T7 , a 9 metre high holly and T10, a 10 metre high purple leaf plum are scheduled for felling to allow for the increase in the size of the building. This is unfortunate. It is noted that T11 , an 11 metre high purple leaf plum to be felled is category U.

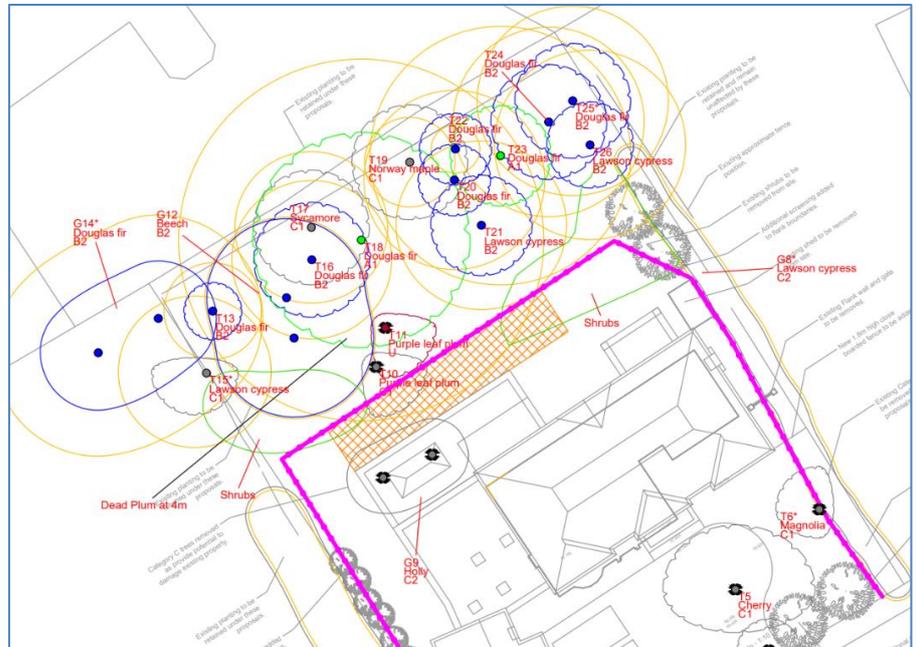
b. No real rear garden, just trees

As can be seen in the illustration below the proposed new property almost abuts the woodland that comprises almost all the rear garden. The plan below shows that there would be no real amenity land at the rear of the property that was not covered by trees. This really is a woodland garden.

The G12 group of trees closest to the rear elevation in the picture below are beech trees, all category B2 and 17 metres high. They will totally dominate the rear of the property. Furthermore, given that the rear of the property faces Northwest the whole of the rear of the property will be in complete shade from around mid day until the next morning. Immediately adjacent to the G12 beech trees is G14, a group of 22 metre high category B2 Douglas Fir trees. Hence the height of the trees in this West corner of the plot will be overbearing for the property, especially given the extensive area of proposed glazing as well as the proposed terraced area.



As can be seen to the right, the Arboricultural report shows the close proximity of the trees to the proposed dwelling



The situation in the North corner of the plot is equally overbearing

T22, T23, T24 and T25 are all A1 or B category Douglas Fir trees. The shortest is 12 metres high, the tallest is 26 metres and two are 22 metres high.

It is noted that the RPA's drawn in the arboricultural report are outside the built area of the rear elevation. Given the height of these trees we would request confirmation from the Tree Team at RBWM that none of the RPA's of the retained trees are compromised.

4. Future pressure to remove / prune trees

At the rear of the proposed property, on the first floor is the master bedroom with private terrace and Bedroom 3. On the ground floor at the rear of the property are all the main communal living areas. These include a covered seating area, dining room and living area. The boot room, entrance hall and home office are all situated in the front of the ground floor. Hence, communal life is centred around the rear of the property. Yet this area will be in complete shade for all the afternoon and evening. The Parish Council believe that the proposed rear elevation with such extensive glazing will lead in future to sustained pressure to prune and more likely remove many of these trees. Should the proposed dwelling be approved the Parish Council feel it is likely an application for tree removal would be submitted within a year of building completion.

5. RBWM visit

We would request a site visit by the RBWM tree officer to ascertain the exact situation. Subject to any visit by the Tree Team, the Parish Council would request this application be **refused** on the basis of the close proximity of the building to the very tall trees.

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

Yours sincerely

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