



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zarreen Hadadi
Planning Officer
RBWM

13 May 2022

Dear Zarreen,

22/00918/FULL Tiverton The Spinney Sunningdale Ascot SL5 0AS

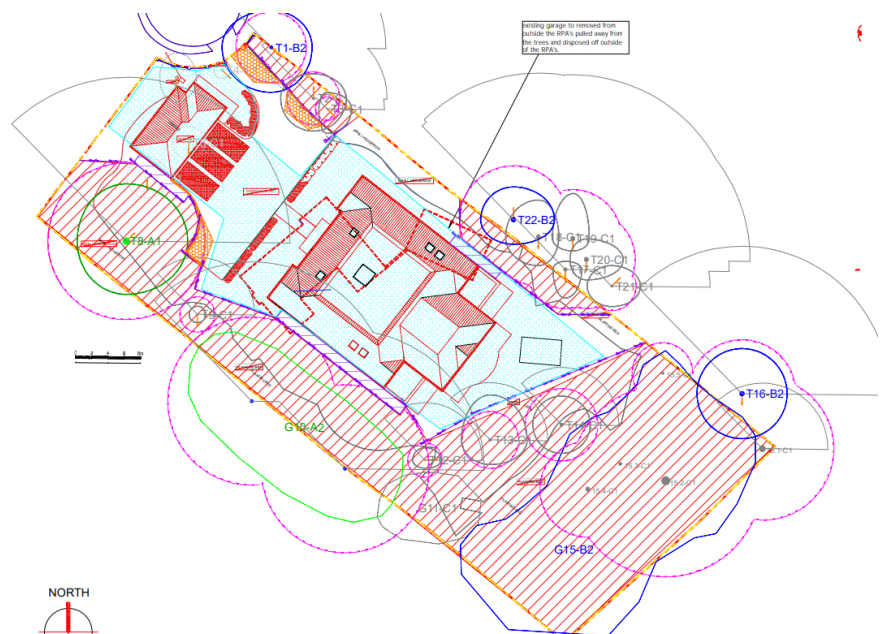
Construction of replacement dwelling and outbuilding following demolition of the existing dwelling and outbuildings.

Sunningdale Parish Council reviewed this application at the meeting on the 10 May 2022 and object for the following reasons:

1. Trees

The Parish Council has serious concerns about the effect the proposed property will have on the surrounding trees.

As can be seen in the site diagram to the right the building and access drive are extremely close to the RPA of a number of significant trees.



The chart below identifies the trees that are affected

Tiverton The Spinney ree ID	Height (m)	Category	Action	Position/ Notes
4 Cherry	7	C1	Fell	close to the garage
5 Magnolia	7	C1	Fell	close to the garage
6 Magnolia	7	C1	Fell	close to the garage
7 Spruce	7	C1	Fell	close to the garage
1 Silver Birch	14	B2	Cellular confinement system (CCS) "no dig" solution	access drive encroaches into RPA
2 Norway Maple	9	C1	Cellular confinement system (CCS) "no dig" solution	access drive encroaches into RPA
3 Norway Maple	7	C1	Cellular confinement system (CCS) "no dig" solution	access drive encroaches into RPA
8 Oak	20	A1	Cellular confinement system (CCS) "no dig" solution	access drive encroaches into RPA
17 to 20 Maritime Pine	20	C1	existing garage is within the RPA	Off site
21 to 22 Silver birch	12/ 16	C1/ B2	existing garage is within the RPA	Off site
Group 10 Acer etc	20	A2	Close to dwelling	Off site

Of particular concern is a 20 metres high Category A1 Oak tree situated at the front of the plot near the access drive. The proposed 'no dig' cellular confinement system designed for careful excavation around the tree roots has historically not been seen as a viable or safe proposition by RBWM on comparable planning applications. For example on application 18/02492, as detailed in paragraph 9 of the appeal decision notice.

Four category C trees are scheduled for felling, 2 x Magnolia, a cherry and a spruce.

Of special concern is the impact of the proposed dwelling on off site trees. A group of 10 Category A2 Acer trees that are all 20 metres high are situated off site but their RPA's are extremely close to the proposed South West side wall of the property which would require extensive footings.

There are also 4 Maritime Pine trees, again all 20 metres high and Category B2/C1 that are positioned off site but very close to the North Eastern side wall.

Sunningdale Parish Council would ask that you obtain professional tree advice to examine these aspects in some detail.

2. Character and Design of New Development

The overall design of the property would appear to be out of keeping with the street scene and neighbouring properties. The height of the property would also appear significantly higher than neighbouring houses. This is therefore in conflict with Borough Local Plan Policy QP3.

3. Good Quality Design

Positioning the garage at the front of the site contradicts the Neighbourhood Plan DG3.3.

Sunningdale Parish Council **OBJECTS** to this application and asks for it to be **REFUSED**.

Yours sincerely

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