



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zarreen Hadadi
Planning Officer
RBWM

21 December 2021

Dear Zarreen

Linthorpe Fireball Hill Sunningdale Ascot SL5 9PJ

Reference: Planning Application 21/03347/FULL; x2 new dwellings with detached garage and vehicular entrance gates, following demolition of existing dwelling and garage.

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

This application follows the refusal to grant planning permission to an earlier application for this site – Ref. 21/01844.

This was refused on several grounds, summarised below: -

The proposed subdivision by reason of the scale, layout and distance between the 2 dwelling houses would result in a cramped form of development to the detriment of the character of the area defined as 'Villas in a Woodland Setting'.

The proposed construction of the 2 dwelling houses would have a detrimental impact on trees within the site both directly and as a result of post development pruning pressures. These trees are important amenity features, and their loss would have a detrimental impact on the visual amenity of the area.

No ecological information has been provided as part of this application. The site currently comprises a detached house and garden area. The surrounding garden may have features potentially suitable for use by protected species such as bats, badgers, reptiles or great crested newts that would be lost during the works and as such, there is a risk that the proposals may affect protected species. Therefore, a preliminary ecological appraisal will need to be provided before the application can be determined. No such surveys have been provided.

The proposal is likely to have a significant effect in combination with other plans and projects in the locality on the Thames Basin Heaths Special Protection Area [SPA] as designated under The REFULZ Conservation (Natural Habitats, etc) Regulations, and which is also designated as a Site of Special Scientific Interest [SSSI].

This would arise through increased visitor and recreational pressure on Chobham Common, as a constituent part of the SPA, causing disturbance to three species of protected, ground-nesting birds that are present at the site. In the absence of an assessment to show no likely significant effect, including sufficient mitigation measures to overcome any such impact on the SPA, and in the absence of financial provision towards the Strategic Access Management and Monitoring (SAMM) project and the provision of Suitable Alternative Natural Greenspace (SANG) noted in the

Council's Thames Basin Heaths Special Protection Area SPD or satisfactory alternative provision, the likely adverse impact on the integrity of this European nature conservation site has not been overcome.

This latest application, whilst slightly altered, still fails to address materially the main reasons for refusal above.

1. Density, Footprint, Separation, Scale and Bulk

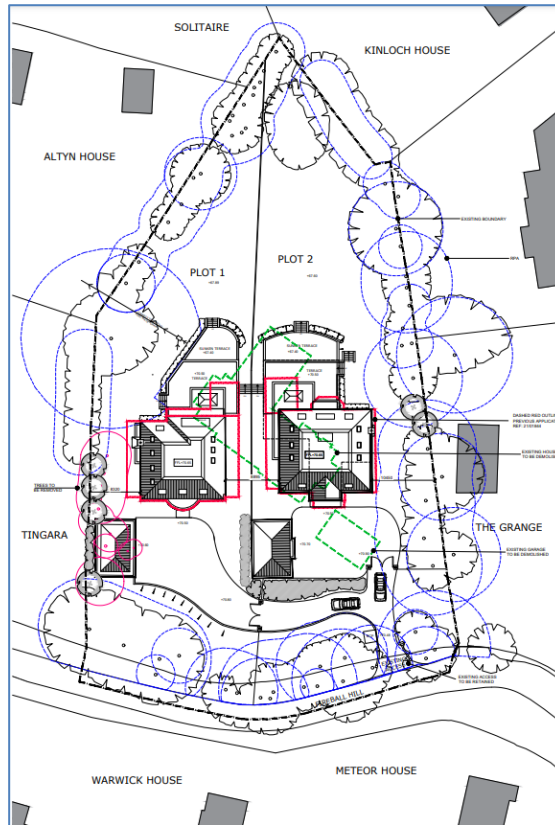
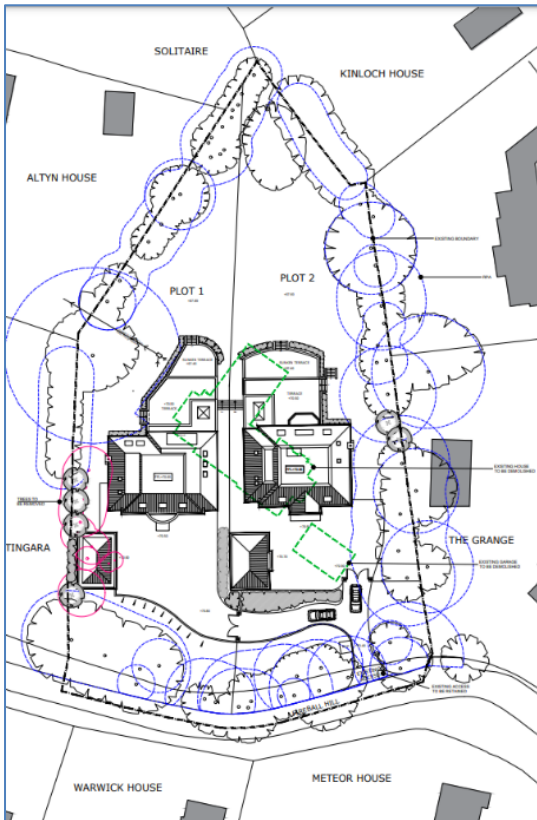
The townscape for Fireball Hill is 'Villas in a Woodland Setting' whose characteristics include: -

- An extremely low-density residential suburb comprising large villas set in large, irregular plots.
- Dwellings occupy large footprints, set within extremely large garden plots.
- Built style and period varies widely, from Victorian and Edwardian dwellings to late 20th Century neo-classical villas.
- Mature trees form a 'sylvan', almost rural, backdrop giving the impression of dwellings 'in woodland'.

This application is for the development of two houses on an existing single plot.

Existing House





The current scheme shows a reduction in GIA of approximately 16% in Plot 1 and 10% in Plot 2 to the refused scheme (as shown by the red lines).

This is better seen in the elevations of these dwellings, with the red lines showing the outline of the refused scheme: -



However, this still results in a cramped form of development to the detriment of the character of the area.

Although the gap between these two buildings has been increased, it still results in a gap of separation which is not typical of the Villas in a Woodlands Setting character area within this part of Fireball Hill and would be considered out of keeping.

Accordingly, the proposed development conflicts with the requirements of national planning policy as contained within chapter 12 of the NPPF (February 2019), 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).

2. Trees

Likewise, this modest reduction in these buildings does little to ameliorate the issue of the detrimental impact of the loss of trees. A significant number of trees and groups of trees would be compromised by the development of these two houses.

The trees to the east of plot 2 (mostly class B) are very tall (over 25m) and form a canopy along this boundary. This would mean that the house on plot 2 would still be in shade for a significant part of the day.

The proposed construction of the 2 dwelling houses would have a detrimental impact on trees within the site both directly and as a result of post development pruning pressures. These trees are important amenity features, and their loss would have a detrimental impact on the visual amenity of the area. 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.

3. Ecological Information

There continues to be a lack of ecological information.

4. Thames Basin Heaths Special Protection Area [SPA]

The applicant has not proposed any mitigation measures in relation to the Strategic Access Management and Monitoring (SAMM) project and the provision of Suitable Alternative Natural Greenspace. The proposal is thus in conflict with the guidance and 2 advice in the National Planning Policy Framework and the RBWM Thames Basin Heaths Special Protection Area SPD and fails to comply with policy NR4 of the Borough Local Plan Submission Version.

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

Yours sincerely

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