



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Susan Sharman
Planning Officer
RBWM

14 January 2021

Dear Susan

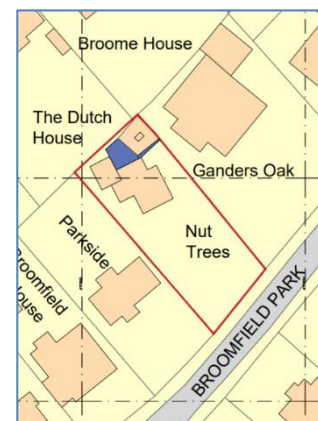
**21/03701/FULL Nut Trees Broomfield Park Sunningdale Ascot SL5 0JT
Detached garage following the demolition of the existing outbuildings.**

Sunningdale Parish Council reviewed this application at the meeting on the 11 January 2022 and **object**.

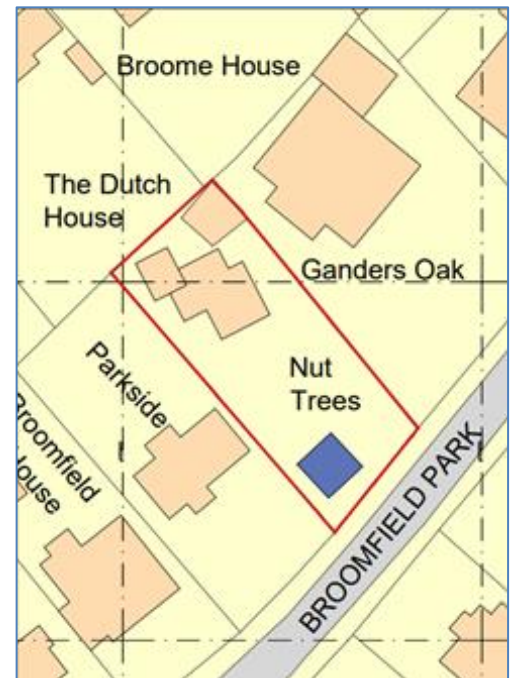
The garage for this dwelling was originally positioned in the far northern corner of the site, behind the house and at the end of a driveway running the length of the eastern boundary, as shown to the right.



Approval was recently given under 21/02852 for a glazed link between the dwelling and existing garage, and conversion of the garage into habitable accommodation, as shown to the right.



The current application now seeks to place a new garage, adjacent to the road, in place of existing sheds and outdoor storage. Location of the garage is in blue as shown to the right.



This proposal is contrary to the following Neighbourhood Plan policies:-

- NP/DG2.2 Density, Footprint, Separation, Scale and Bulk

This policy states that development must “respect established building lines and arrangements of front gardens... where such features are important to the character and appearance of the area”.

From the picture above it is clear that the garage would be positioned a long way forward of the building line not only of the applicant’s dwelling but all neighbouring properties.

- NP/DG3.3 Good Quality Design

This policy states that garages should be designed to reflect the architectural style of the house they serve, be set back from the street frontage and located in between houses, rather than in front so that they do not dominate the street scene.

The applicant proposes to replace several sheds and storage areas with a double garage, approx. 4m in height. This would certainly create a more dominant building than the structures it replaces.

- NP/EN3 Gardens

Gardens are of particular significance to Sunningdale, as they contribute to the sylvan nature of our surroundings. Development that noticeably diminishes green amenity space or vegetation should be avoided.

Information has not been provided by the applicant (see Trees below) to determine whether there is substantial loss of green amenity space or vegetation as a result of these proposed works.

- NP/EN2 Trees

It is important to retain and protect the leafy character of this road.

Looking at the existing site layout below, the collection of sheds and storage areas sit within a leafy section of this site. Yet no arboricultural information is provided, to demonstrate the impact of this garage on the trees and shrubs in this

part of the site. This application does not offer any remedial action, should it be needed, to offset the removal of trees and shrubs as part of this project.

It is understood there is a significant tree on the other side of the boundary to the area where the garage is proposed to be built. It could well be the RPA could be affected by the proposed location of the garage. However, there is not an arboricultural report of the planned site, and neither is there any arboricultural details of any neighbouring trees that may be affected.



Existing site

Proposed site

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

Yours sincerely

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