



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zarreen Hadadi  
Planning Officer  
RBWM

11 February 2022

Dear Zarreen

**21/03729 Site of Former the Spinney Devenish Lane Sunningdale Ascot SL5 9QU**  
Variation (under Section 73a) of Condition 14 to substitute those plans approved under 19/01058/FULL for the Construction of 2no. dwellings including boundary treatment and new vehicle entrance gate following demolition of existing dwelling with amended plans.

Sunningdale Parish Council Planning Committee reviewed this application at the meeting on Tuesday 8 February 2022 and **OBJECT** to this application.

The proposed variation shown below comprises further development of the Plot 2 site by extending the ground floor to include a new Swimming pool, Pool store, Children's study, and Family room. (Shown on the right)



## 19/01058- approved





Hence the original approved scheme, 19/01058 has been significantly extended by a subsequent variation 20/02816 and now further development of the site is proposed under 21/03729.

**20/02816- approved**

The earlier application to develop this site, 14/01957 is shown below. As can be seen from the 14/01957 plan below the original proposal is smaller in overall building size that the now proposed 21/03729 variation.



**14/01957 REFUSED AT APPEAL**

Yet, in January 2015, **14/01957, was Refused at Appeal.** Appeal Ref: APP/T0355/W/14/3000086.

The Inspector noted that:

*The appeal scheme would introduce two large two-and-a-half storey houses, with garaging in protruding one-and-a-half storey front wings to the appeal plot. The narrow plots extended front garaging, depth of development to the rear and similarity of dwelling design would result in an overly dense and regimented form of development that would appear as an atypical and incongruous intervention in relation to the prevailing spacious, varied character of the area.*

The Inspector concluded that:

*...the scheme would have an adverse impact upon the character and appearance of the area. It would conflict, therefore, with policies DG1, H10 and H11 of the Royal Borough of Windsor and Maidenhead Local Plan (the Local Plan) and policies NP/H2.2, NP/DG2.1, NP/DG2.2 and NP/DG3.1 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan. These seek, among other things, to ensure that new development displays high standards of design and does not cause harm to the character of the area.*

The Parish Council has concerns about building creep via successive variations, the impact of the proposed rear extension on the neighbouring Crestwood House extension and significant over development of site versus the original approved scheme. The latest variation is now larger than the proposed scheme that was **Refused at Appeal**.

The Parish Council **OBJECTS** to this application and asks that this application is **Refused**.

Yours sincerely

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