



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zarreen Hadadi
Planning Officer
RBWM

11 March 2022

Dear Zareen

22/00266/FULL The Spinney Sunning Avenue, Sunningdale Ascot SL5 9PW

1no. replacement detached dwelling, detached garage with accommodation within the roofspace, associated parking, landscaping and entrance gates following the demolition of the existing dwelling.

Sunningdale Parish Council reviewed this application at the meeting on the 8 March 2022 and **object**.

Trees

The site is covered by an area TPO which covers all trees. Despite this over 50 trees were felled before submitting application 21/02507.

RBWM Enforcement have subsequently been involved with the case and the recent 22/02859 application to remove more trees on the site has been refused.

The proposed location of the house submitted under 22/00266 is situated where TPO trees have previously been removed and subsequent RBWM financed tree re planting programmes have been compromised.

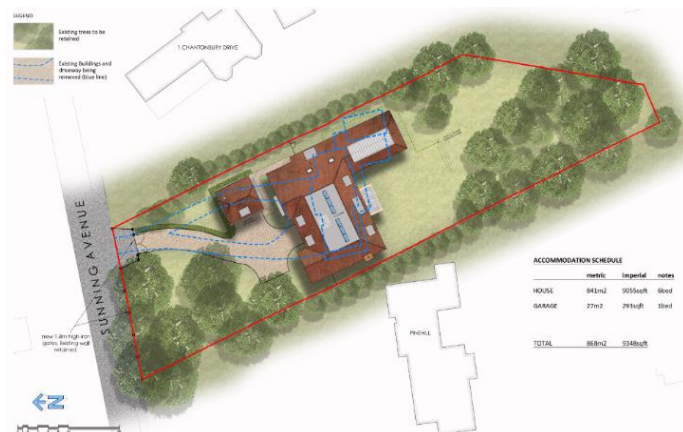
There is no detailed tree survey or tree protection plan accompanying the application which contravenes policy requirement (NP/EN2 & Local Plan policy NR3).

The Parish Council request that no applications for development at The Spinney site should be considered by RBWM, until trees are replanted, and the habitat restored.

Footprint and Scale

The proposed development is significantly larger and higher than previous rejected planning applications. The proposed development would effectively cover the width of the plot with less than a 1m gap on both sides of the boundary. This contravenes the Council's Design Guide which states that "Important gaps between buildings should be maintained and so a minimum gap of 1m between the building and the side boundary should normally be retained to provide for light, access and servicing" (Principle 10.3, p.88).

The house would result in over development of the site (NP/DG2) in comparison to neighbouring plots. As shown to the right.



The proximity of the development to the curtilages on both sides would fail to respect the separation between buildings and the site boundaries. This would likely impact on the privacy and amenity of neighbouring properties (NP/DG2).

Character of the Area

The site is classified as ‘Leafy Residential Suburbs’ with the characteristics of low-density, large, detached houses in spacious, well treed plots.

As the scheme is constrained by the plot width it would fail to comply with NP/DG1.

Neighbour Amenity

The proposed development fails to respect the space between buildings and site boundaries. The elevations of the new dwelling are substantially higher than the previous proposed applications. As shown to the right.



The drawings submitted with the application are also misleading regarding the elevation of the proposed dwelling in comparison to the Chanctonbury Drive houses. This will adversely impact the privacy of neighbouring gardens that includes 1, 2 and 3 Chanctonbury Drive will contravene NP/DG2.

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

Yours sincerely

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