



SUNNINGDALE PARISH COUNCIL

The Pavilion, Broomhall Lane, Sunningdale, SL5 0QS

☎ 01344 874268

Email: info@sunningdaleparish.org.uk

www.sunningdale-pc.org.uk

Clerk: Ruth Davies

Briony Franklin
Planning Officer
RBWM

8 July 2022

Dear Briony

22/01543/FULL Edgcumbe Heather Drive Sunningdale Ascot SL5 OHP

Replacement detached dwelling, detached garage, relocation of the existing access, new entrance gates and associated refuse storage, landscaping and parking.

Sunningdale Parish Council reviewed this application at the meeting on the 5 July 2022 and **object** for the following reasons:

1. Trees

The front of the site contains several significant trees in full public view. The RPA of these trees will be affected by the proposed new garage. Two of the impacted trees are in a neighbouring property. One of the trees (T3) is a B2 horse chestnut. It is noted that the proposed garage construction includes mini piles. The Parish Council are unsure how the mini piles can be inserted into the ground in such a way that the tree roots can be avoided.

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

2. Character and Design of New Development

The current house



The proposed dwelling



From the design statement – “the site area is 0.11ha / 1,143m². The proposed dwelling footprint is 213m² and garage 39 m² which together will occupy 22% of the site. For comparison, the existing dwelling footprint is 137m², 12% of the site area.

This results in an increase of 55% over the size of the current house (excluding the garage), if the garage is included in the calculations, it is an increase of 84% over the size of the current house. This is a fairer comparison and therefore is a significant increase in size on the current extended house.

The proposal would by its design, scale and appearance result in a development that would detract from the appearance of the character and appearance of the original house, contrary to Policy QP3, and Policy NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

3. Good Quality Design

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



4. Renewable Energy Sources

The energy statement within this application shows that it does not include renewable energy sources. The heating and lighting are by gas and grid electricity supply and therefore conflicts with Policy SP2 of the Borough Local Plan.

The Parish Council also has concerns that the figures used to calculate the proposed dwelling energy use have been heavily underestimated.

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