



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Katherine Hale
Planning Officer
RBWM

04 August 2022

Dear Katherine

22/02047/OUT Robinswood, The Covert, Ascot SL5 9JS

Outline application for access and layout only to be considered at this stage with all other matters to be reserved for the construction of x2 dwellings, following demolition of the existing building.

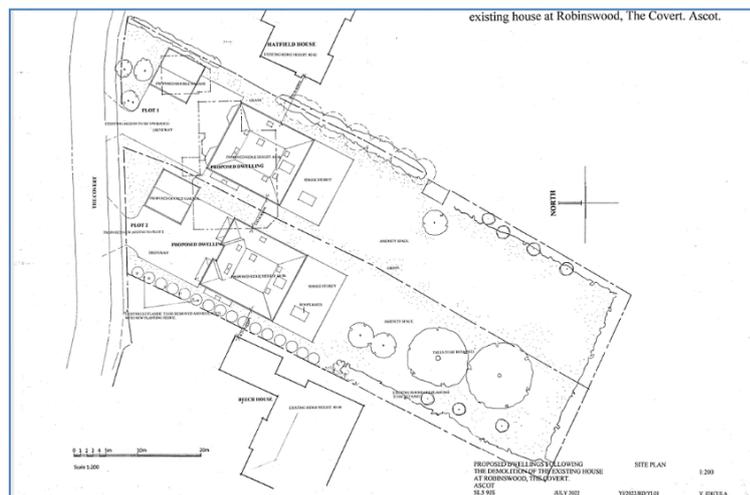
Sunningdale Parish Council considered this application at the Planning Committee on 2 August 2022 and **object** to this application.

This application is for two houses to replace a single house. Given that this is an outline planning application the Parish Council are limiting comments to those of access and layout.

The current site plan is shown to the right.



The proposed site and proposed layout are shown to the right.



Robinswood is currently a single building in a sizable plot, which sits in an area with a Townscape description of 'Villas in a Woodland Setting'.

The characteristics of this Townscape are:-

- An extremely low density residential suburb comprising large villas set in large, irregular plots.
- The urban form is based on an informal network of wide, winding roads and subsidiary cul-de-sacs.
- Dwellings occupy large footprints, set within extremely large garden plots.
- Buildings are set well back from the road, with long gravel drives and gated frontages – there is no on-street parking.
- Built style and period varies widely, from Victorian and Edwardian dwellings to late 20th Century neo-classical villas.
- A varied roofscape, with steep pitched tiled and slate roofs to Victorian properties contrasting with the more shallow pitch and simpler detailing of later and modern properties.
- Mature trees form a 'sylvan', almost rural, backdrop giving the impression of dwellings 'in woodland'.
- Trees of historic character and considerable amenity value are often incorporated within development.
- Mature trees and hedges form important boundary features.
- The type is tranquil, quiet, and essentially private in character – a 'closed' environment with little public access.

The current building is a very fine example of this type of Townscape as shown to the right.



Our main objections are : -

Cramped Development

The proposed subdivision of the plot and construction of two houses, by reason of the scale, layout and height, would result in a cramped form of development and loss of spaciousness which would be at contrast to the existing development within the street scene and to the detriment of the character of the area defined as 'Villas in a Woodland Setting'.

This is contrary to the requirements of national planning policy as contained within chapter 12 of the NPPF (2021), Local Plan Policies QP3, and policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (2014).

Sunningdale Parish Council notes that in June 2019 this applicant was given permission to build a single building (19/01488), which does fit more comfortably within this site and townscape.

Loss of Trees

The proposed development would have a detrimental impact on trees, especially at the front of the site. These trees are important amenity features, and their loss would have a harmful impact on the visual amenity of the area. This is especially true in areas with the character of 'Villas in a Woodland Setting'.

This is contrary to policies NP/EN2.1, NP/EN2.2 and NP/EN3 of the Neighbourhood Plan and policies NR3 of the Local Plan.

Sunningdale Parish Council asks that you **REFUSE** this application.

Yours sincerely

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