



# SUNNINGDALE PARISH COUNCIL

The Pavilion, Broomhall Lane, Sunningdale, SL5 0QS

☎ 01344 874268

Email: [info@sunningdaleparish.org.uk](mailto:info@sunningdaleparish.org.uk)

[www.sunningdale-pc.org.uk](http://www.sunningdale-pc.org.uk)

Clerk: Ruth Davies

Tom Hughes  
Planning Officer  
RBWM

09 September 2022

Dear Tom

22/02077/FULL Tower Lodge Charters Road Sunningdale Ascot SL5 9QB

Two storey side extension, part single, part first floor side/front extension with dormer and front and rear balconies, increase in floorspace to the tower element, alterations to the external finish and fenestration.

Sunningdale Parish Council considered this application at the Planning Committee on 6 September 2022 and **object** to this application.

The current view of Tower Lodge is shown below.



Tower Lodge is also very visible from Charters Road, where it presents an attractive house fitting well into the townscape of Leafy Residential Suburbs, as shown below.



One aspect of this townscape is that it has a broad consistency of built form. The proposed alterations to this house would substantially alter the style and appearance of the dwelling both within the townscape and the street scene to its detriment.

Sunningdale Parish Council **object** to this application on the following grounds:-

- Borough Local Plan Policy QP3** – Character and Design of New Development, and
- Neighbourhood Plan Policy DG1** – Respecting the Townscape, and
- Neighbourhood Plan Policy DG2** – Density, Footprint, Separation, Scale, Bulk, and
- Neighbourhood Plan Policy DG3** – Good Quality Design

These alterations do not respect or enhance the character of the environment in terms of bulk, massing, proportions and materials. This would be contrary to the BLP policy **QP3**.

The modern additions, in unsympathetic materials, do not retain the identified character of the area and do not respond positively to the local townscape. This would be contrary to the NP policy **DG1**.

Development should be similar in scale and bulk to the surrounding area. This large extension combined with the choice of building materials together create an unacceptable bulk and massing effect which would harm the local character of the area, especially given its visibility from Charters Road. This would be contrary to the NP policy **DG2**.

NP policy **DG3** requires that new development enhances the local character and quality of the area. This is measured by using good quality materials that complement the existing palette of materials used within the area. The proposed materials do not form part of the existing palette of materials used within the area.

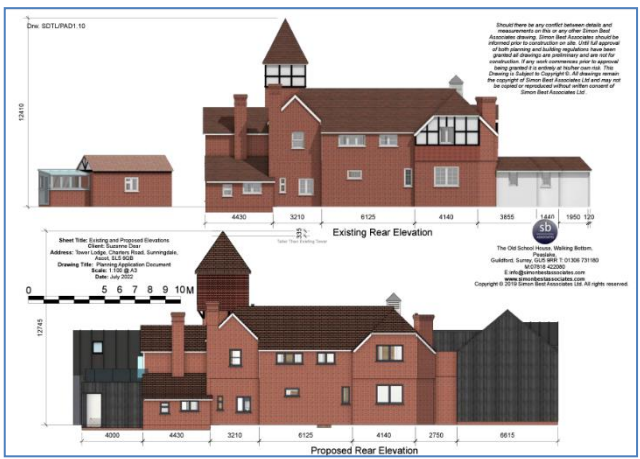
A central part of this policy is responding to and integrating with local surroundings and landscape context as well as the built environment. The application fails to do this.

This is best demonstrated by a comparison between the existing house and the proposed changes, shown below.

**Front**



**Rear**



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

Yours sincerely

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