



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Katherine Hale  
Planning Officer  
RBWM

08 September 2022

Dear Katherine

**22/02173/FULL Mahala Devenish Lane Sunningdale Ascot SL5 9QU  
Replacement five bedroom dwelling with garage and access arrangements**

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

The current view of Mahala (shown to the right). The front of this property currently faces the road.

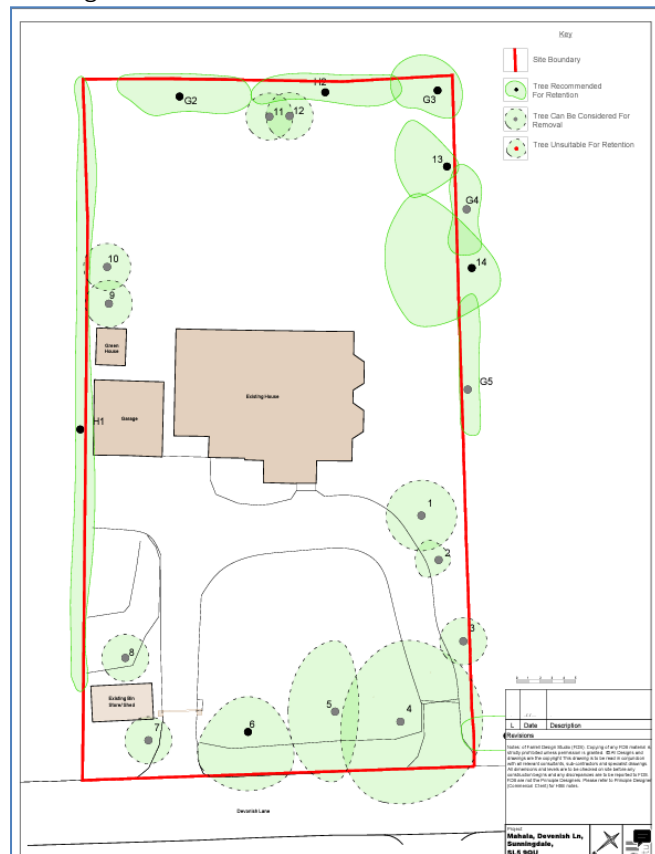


*Figure 3 (Above) View of the existing property, Mahala.*

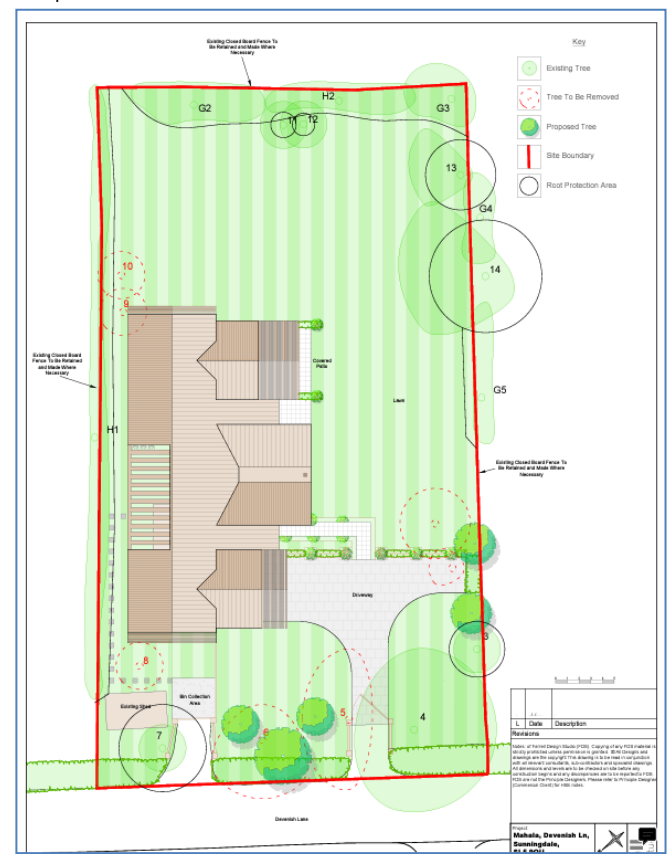
This planning application for a replacement dwelling rotates the frontage by 90° so that the left flank of the dwelling faces the road.

This is best demonstrated by the two pictures below showing the existing and proposed layouts, and which also show the significant increase in footprint on this site.

Existing



Proposed



The site sits within a townscape of Villas in a Woodland Setting.

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

The frontage of the proposed development no longer faces the road, this would be contrary to the BLP policy **QP3** which asks that plans incorporate interesting frontages to provide visual interest.

The proposed development includes balconies at first floor level. These are not in keeping with the natural character of the area which contravenes NP policy **DG1**.

A new development is expected to respect and enhance the local character of the area. The proposed new building does not comply with the NP policy **DG2** in terms of the substantially larger footprint, increase in height, scale and bulk.

The application fails to meet NP policy **DG3** as it does not respect and enhance the appearance of the area. Materials should complement the existing palette of materials used within the area.

This is best demonstrated with the picture as shown to the right of the proposed frontage of the dwelling.



### Other Considerations – Privacy of Neighbours

The applicant has failed to provide a site layout showing the new house superimposed on the existing site. Sunningdale Parish Council have attempted to recreate this to indicate the issue of privacy, as shown to the right.

By rotating the frontage, the proposed dwelling faces Willow House and Beech House. Given the design which includes balconies and large dormers – in addition to a large increase in ridge height over the current property, Sunningdale Parish Council believe this presents an unacceptable impact on the privacy of the existing neighbouring properties.



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

Yours sincerely

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