



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Briony Franklin  
Planning Officer  
RBWM

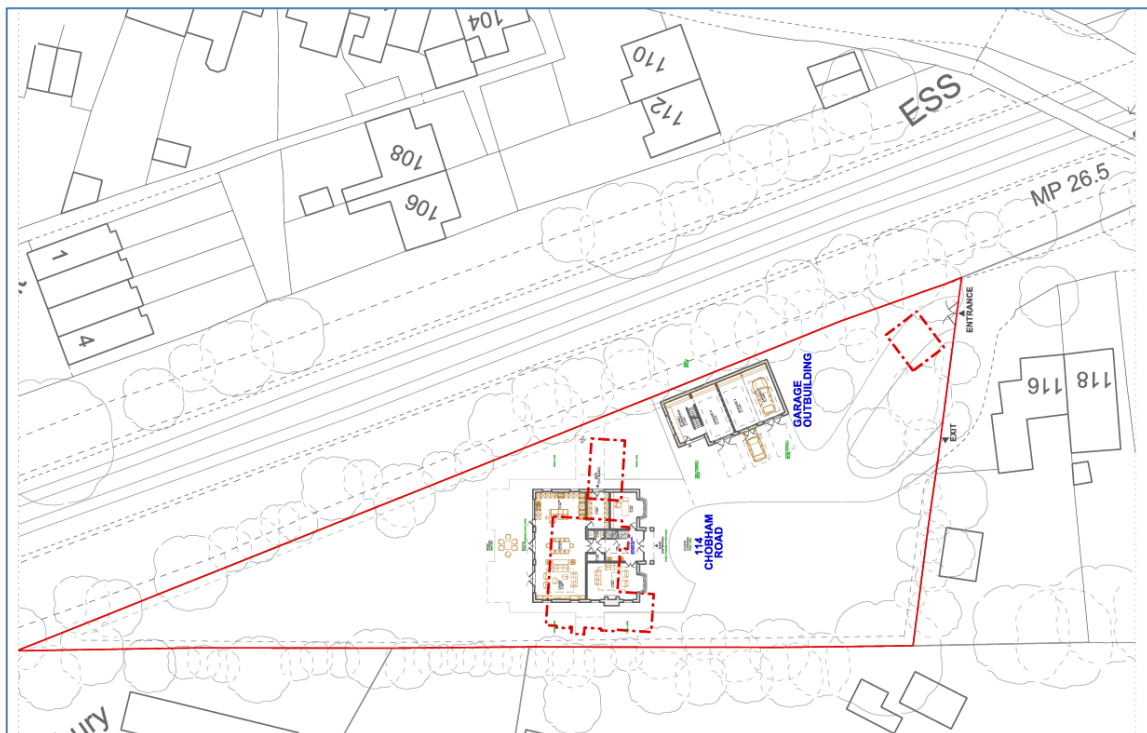
09 September 2022

Dear Briony

**22/02207/FULL Hope Cottage 114 Chobham Road Sunningdale Ascot SL5 OHX  
x1 new dwelling, x1 new outbuilding and new vehicular access following demolition of existing dwelling**

Sunningdale Parish Council considered this application at the Planning Committee on 6 September 2022 and **have a number of concerns** with this application.

The site is positioned alongside the railway line and Chobham Road (B383). The site sits at the end of Bridge View, which drops down from the junction of Chobham Road and Bridge View. Hope Cottage is not visible from Chobham Road.



The areas of concern relate to:-

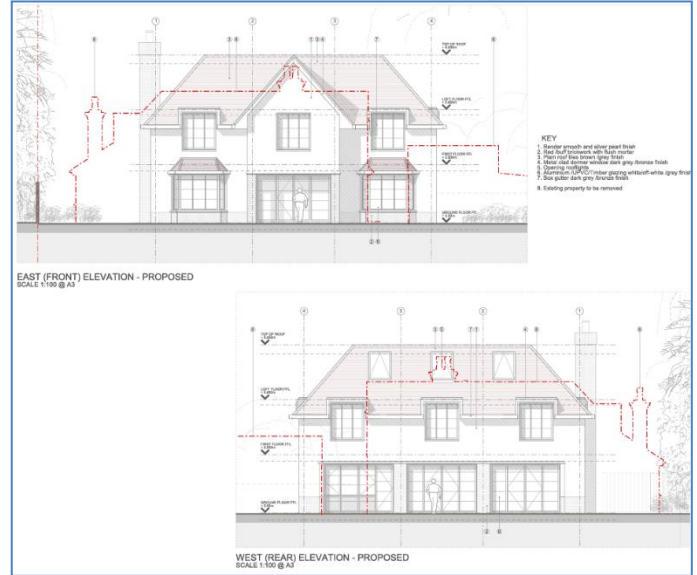
### Neighbourhood Plan Policy DG2 – Density, Footprint, Separation, Scale, Bulk

The proposed dwelling is substantially larger than the existing house. Most houses along Bridge View are two-storey semi-detached houses.

The two pictures below show the difference between the existing house and the proposed house.

Existing

Proposed



Sunningdale Parish Council question whether the increase in ridge height would be out of keeping with the street scene.

The secondary concern about ridge height is whether this would give rise to 'conditions detrimental to the safety and free flow of traffic on the adjacent highway' as noted in the reasons for refusal of application 96/74530. Although it is noted that this current application positions the dwelling much further back on the site than the earlier refused plan.

### Neighbourhood Plan Policy DG2 – Density, Footprint, Separation, Scale, Bulk

Sunningdale Parish Council has a concern with the proposed unusually large and prominent outbuilding. The sheer size and scale of this outbuilding is contrary to **NP/DG2**. The footprint of this outbuilding is almost the same as the proposed dwelling. The fact that this is two-storey means that it would have considerable bulk and a massing effect at the front of the site.

### Neighbourhood Plan Policy DG3 – Good Quality Design

The siting of this outbuilding well ahead of the main dwelling conflicts with **NP/DG3.3**.

A concern is that it could be easily converted into a separate dwelling which would be contrary to the policies affecting the Thames Basin Heaths Special Protection Area (SPA).

## Neighbourhood Plan Policy EN2 – Trees

The location of the outbuilding, backing onto the banking of the railway line and an established line of trees would indicate that the outbuilding is being positioned within the Root Protection Area of these trees. This would not be in keeping with **NP/EN2**.

Sunningdale Parish Council asks that **these concerns are addressed** prior to a decision being made and if they are unable to be addressed, the Parish Council urges you to **REFUSE** this application.

Yours sincerely

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