



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Briony Franklin
Planning Officer
RBWM

12 September 2022

Dear Briony

22/02289/NMA Hill House Cross Road Sunningdale Ascot SL5 9RX

Non material amendments to planning permission 20/03102/FULL for an increase to the ridge height, enlargement of footprint, repositioning of RHS bay and addition of a LHS bay, repositioning of 2no. front dormers, replace 2no. front dormers with 2no. rooflights, alteration to the front entrance gable, addition of quoins to front elevation, 2no. side dormers with balconies, 1no. rear dormer, changes to the front balcony, dormers, external finish and fenestration.

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

This application has been made as a **Non**-Material Amendment (NMA) application.

While there is no statutory definition of what constitutes a NMA, the following list is a set of guidelines which might be considered **Material Amendments**: -

- The application site area (red line) differs from the original application.
- The application description differs from the original application.
- The proposal would result in changes to the appearance of the building.
- The amendment significantly increases the size of any part of the development.
- The development moves more than 1 metre in any direction.
- The height of the building or structure is increased.
- The amendment locates any part of the development closer to a neighbour.
- The amendment results in a fundamental change in the design of the building.
- The amendment changes windows or doors which increases overlooking in any way.
- The amendment would result in a greater visual intrusion to neighbours.
- There were any relevant objections which would be compromised by the proposed amendment.
- There has been enforcement action taken.

Having considered this latest application it would appear that the follow guidelines would indicate that these changes are **Material Amendments**: -

- The proposal would result in changes to the appearance of the building.
- The amendment significantly increases the size of any part of the development.
- The development moves more than 1 metre in any direction.
- The amendment locates any part of the development closer to a neighbour.

- The amendment changes windows or doors which increases overlooking in any way.
- The amendment would result in a greater visual intrusion to neighbours.

The basement footprint (and therefore all floors above it) are being expanded by 3m at basement level, and much more at higher levels. This is a significant increase when considered across all floors and is an **unacceptable** scope on the approved plans.

In addition, there are notable changes to dormers and the addition of bays, which **alter the visual impact** of the development on the street scene.

This application in the opinion of Sunningdale Parish Council consists of Material Amendments and **are not Non-Material Amendments**.

Sunningdale Parish Council asks that you REFUSE this application.

Yours sincerely

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