



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Zarreen Hadadi
Planning Officer
RBWM

4th November 2022

Dear Zarreen

22/02727/FULL: Oaks, Ballencrieff Road, Sunningdale, Ascot, SL5 9RA

2no. dwellings, 2no.garages and associated access and landscape following the demolition of the existing dwelling.

Sunningdale Parish Council considered this application at the Planning Committee on 1st November 2022 and **object** to this application.

This application is for the replacement of one large dwelling with two large dwellings including two garages, as show to the right.



For a significant and substantial application, Sunningdale Parish Council note that the application does not include key information which was claimed to be in the submission checklist. This raises questions, for example : -

- Why isn't there a Design and Access Statement which could explain the strategic vision for this development and how it underpins the four RBWM strategic design themes ?
- How does this development comply with the townscape and what is the impact on the street scene? More specifically, how do these dwellings make a positive contribution to the street scene?
- Exactly how has this development incorporated passive solar design, as these dwellings are predominantly east/west facing?
- How does this development demonstrate high quality architectural design that supports the character of the area, and does there need to be any flood risk mitigation?

From the information that was provided, Sunningdale Parish Council note that while Plot 1 has the garage attached to the house, and therefore inside of the front building line, Plot 2 has a separate garage which sits forward of the front building line. This is contrary to Neighbourhood Plan Policies **NP/DG2.2 and NP/DG3.3**.

Sunningdale Parish Council also note a considerable number of trees are proposed to be felled as part of this development. This site sits within a townscape of 'Leafy Residential Suburb', which has a characteristic of 'leafy' streets. Mature oaks and Scots pines reflect the underlying geology, while other large scale ornamental trees such as cedar and conifers contribute to the leafy character. It is rather critical that the density of trees is maintained on this site to preserve this townscape.

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

Yours sincerely

Yvonne Jacklin
Co-Chair of the Planning Committee