SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Katherine Hale
Planning Officer
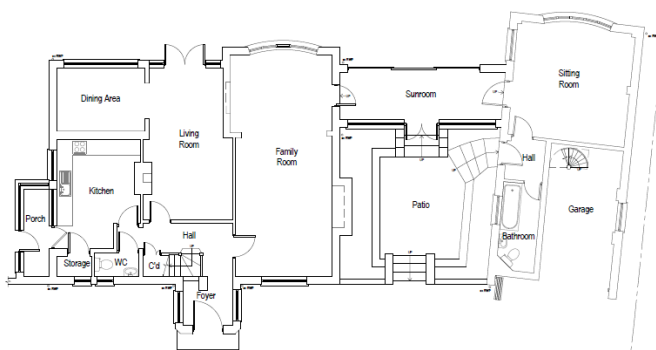RBWM

4th November 2022

Dear Katherine

22/02733/FULL - Old Tiles, London Road, Sunningdale, Ascot, SL5 0JL
Garage conversion, part two storey, part first floor infill extension, 4no. front bay windows, 2 no. front gables and alterations to the external finish and fenestration.
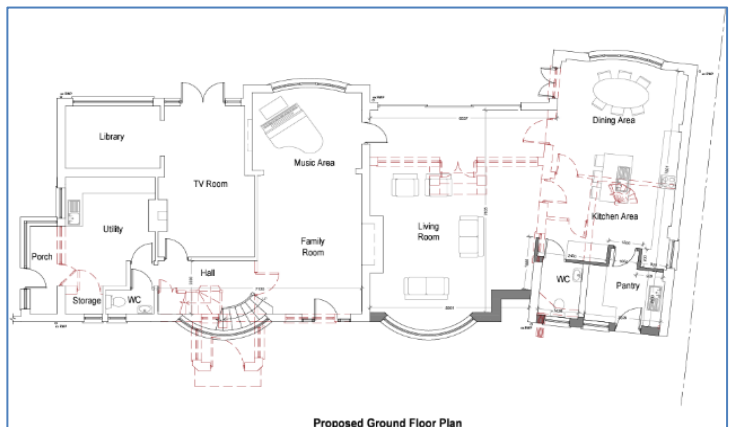
Sunningdale Parish Council considered this application at the Planning Committee on 1st November 2022 and object to this application.

This application is for a substantial extension which increases the square area by 35% over the existing dwelling. From visual inspection of the plans, the house has already had additions and alterations, namely the addition of a sunroom and changes to the garage. If these alterations were excluded from the calculation, the increase would be closer to 45% of the original dwelling.

Essentially this application is the infilling of the area between the original house and garage. The house loses a garage as part of these changes. This is best seen in the two photos below.

Existing Ground Floor Plan
Scale 1:50
Area ca. 145.13 m²

Proposed Ground Floor Plan

However, the true scale of this extension only becomes apparent when you compare the elevations of the existing house with what is proposed, see below.

Front Elevation – Existing

Existing Northwest Elevation
Scale 1:50

Front Elevation – Proposed

Proposed Northwest Elevation
Scale 1:50

The proposed extension creates a dwelling which has considerably more bulk and mass compared to the existing house. This is contrary to Neighbourhood Plan policy **DG2** and Local Borough Plan Policy **QP3**.

There is no mention of the impact of this extension on trees, and yet from viewing the house there appears to be a substantial tree and the roots may fall within the foundations required for the proposed extension, see image from Google maps shown to the right.

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

Yours sincerely

Yvonne Jacklin
Co-Chair of the Planning Committee