



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Tom Hughes
Planning Officer
RBWM

9 December 2022

Dear Tom,

**22/02686/VAR: Hill House Cross Road Sunningdale Ascot SL5 9RX
Variation (under Section 73) of Condition 18 to substitute those plans approved under 20/03102 for the Erection of 9 no. apartments with basement parking, cycle and bin stores following demolition of existing dwelling with amended plans**

Sunningdale Parish Council considered this application at the Planning Committee on 6 December 2022 and objects to this application.

The site has an extensive planning history. There are twelve separate applications which apply to the demolition and redevelopment of Hill House and there were four appeals all of which were dismissed. From the twelve applications, two full schemes have been approved: 17/00120 and 20/03102.

Throughout all these applications and appeals, the two main planning issues relate to the effect of the proposal on the character and appearance of the area, and the impact on trees, particularly Oak (T17) which is a significant Ancient Tree.

1. Scale and Character

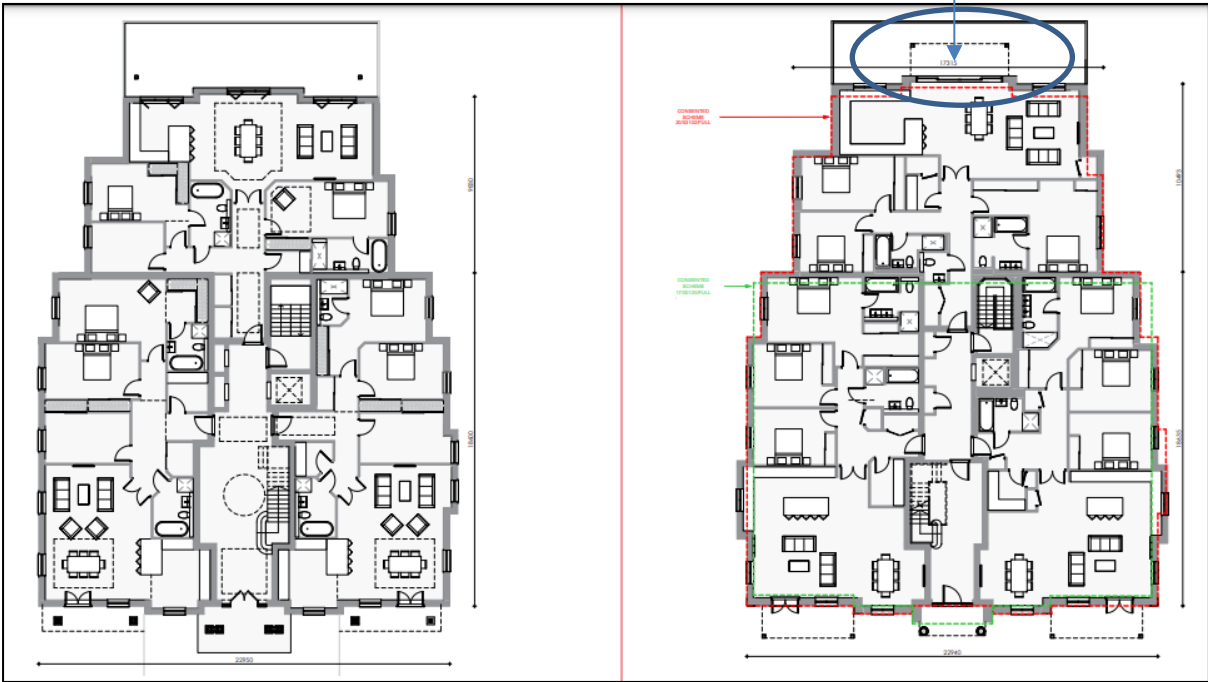
Many of the schemes for this site were refused on the grounds that the building's scale, mass and design. Its dominance and appearance would be harmful to the character and appearance of the area.

The consented scheme (20/03102) with its reduced depth and width revised design, was deemed to overcome the reasons for refusal and had addressed previous inspectors' concerns.

However, this latest application aims to alter the footprint and depth of this building, which means that the building increases in bulk as a result and contravenes the policies in the Borough Local Plan **QP3** and Neighbourhood Plan **DG1, DG2 and DG3**. Given that the 'reduced' depth was a factor in approving this scheme, it now seems inappropriate that any increase in depth could be acceptable. This is best illustrated in the following drawings.



Increased depth



The Council notes that the ridge design has been altered, so that the height of the ridge at the front of the development now extends the full length of the roof, whereas before, the rear section had a lowered ridge – which would have reduced the massing effect. As the Planning Officer noted -

‘The rear addition will be set behind the front building and will not be visible when viewed from the front of the site. The height of the front building remains at 9.8m. The rear addition would measure 9.3m in height, 500mm below the height of the front building’.

This can be seen in the picture below.



It could be argued that this setting back of the rear section, positioned at a lower level, was a material factor of the revised design which supported a decision to approve scheme 20/03102. Raising the ridge height now would increase the bulk and massing of this building, it could be argued that these changes re-introduce the concerns that were raised from previously refused schemes.

2. Trees

Trees on the site are subject to a TPO. The design in consented scheme 20/03102 was considered acceptable (over the refused schemes). This was because the applicant had increased the clearance of the building from the trees including setting the building back a little from the trees. Both on the eastern and western sides as well as to the north and setting back the second floor flats a little from the edge of the building. The outlook of residents would still be dominated by the adjacent trees and the site heavily shaded. According to the Planning officer, *‘The current scheme has reduced the concerns previously raised concerning the extent tree works necessary to implement the scheme and proximity to the trees to the proposed development’.*

Within this latest application, by trying to extend the footprint and raise the ridge height, it could be argued that these changes re-introduce the concerns about the trees that were raised from previously refused schemes.

Sunningdale Parish Council urges you to **REFUSE** this application.

Yvonne Jacklin
Co-chair of Planning