SUNNINGDALE PARISH COUNCIL

Tom Hughes
Planning Officer
RBWM

9 December 2022

Dear Tom

22/03001/FULL 1 Pinecote Drive Sunningdale Ascot SL5 9PS
x1 Detached six bedroom dwelling with associated garaging following the demolition of the existing dwelling

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

1 Pinecote Drive sits in a relatively narrow plot, in a townscape setting of Leafy Residential Suburbs. The leafy suburban character is reinforced by well-established private gardens (including mature trees/shrubs) and are often bounded by tall beech or laurel hedges. This type of townscape is defined by a broad consistency of built form and spacing between buildings.

As you can see from the picture below the width of the existing house completely fills the width of the plot at the front building line.
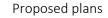
The existing house is double storey in the main central section of the house, with the garage and side sections being single storey. This creates the effect of space between this house and its neighbours.

The proposed house is double storey across its full width, and this creates significant scale and bulk. The proposed house is more than double the GIA of the existing house. At the same time, the ridge height is being raised by 1.1m to 8.3m. This too would add considerably to the bulk of this building.

This can be demonstrated by the two pictures below, showing the existing house and proposed plans.

Existing house	Proposed plans

The Council believes that this development would result in a cramped appearance and be out of keeping with the townscape. This would be contrary to Borough Local Plan Policies QP3, and Neighbourhood plan Policies NP/DG1 and NP/DG2.

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

Yours sincerely

Yvonne Jacklin
Co-Chair of the Planning Committee