



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Briony Franklin
Planning Officer
RBWM

12 January 2023

Dear Briony

22/03214/FULL 18 High Street Sunningdale Ascot SL5 0NG

Erection of x2 semi detached houses (Use Class C3) with associated amenity space, landscaping, car and cycle parking and refuse storage following demolition of existing commercial buildings.

Sunningdale Parish Council considered this application at the Planning Committee on 10 January 2023 and have several concerns with this application. This application has also attracted objections from local residents and neighbours.

There is no doubt that the site is in need of development.

The proposal to replace the existing building with two semi-detached houses is shown below.



Sunningdale Parish Council has concerns to this application on the following grounds:-

Borough Local Plan Policy QP3

Local Plan Policy QP3 requires developments to respect and enhance the local character in regard to density, height, skylines, scale and bulk, massing etc. The proposed houses nearly fill the full width of the plot and are three storeys high. This represents a density and bulk which is unacceptable and would appear cramped.

Also, to achieve sustainable high-quality design in the Borough, Policy QP3 of the BLP requires that new development has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties. With regard to the potential impact on 16 High Street, the proposal would have an overbearing effect, given the proposed position and height of these houses.

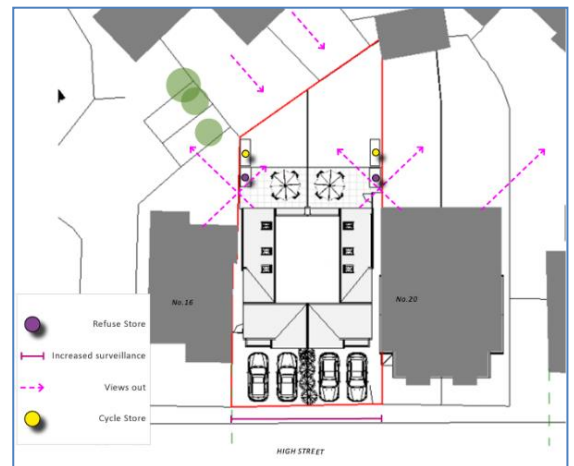
Neighbourhood Plan Policy DG2

The development would result in a cramped appearance contrary to Neighbourhood Plan Policy NP/DG2.

Neighbourhood Plan Policy DG3.2

Neighbourhood Plan Policy NP/DG3.2 requires that a development should provide sufficient garden amenity space to meet household recreational needs.

The gardens of the proposed two houses are small and it is questionable whether they meet this requirement. As shown in the plans to the right.



Boundary Lines

Sunningdale Parish Council are also led to believe that the boundary of this site with 16 High Street, as shown in the plan above, may not be accurately represented. Although not a planning issue as such, it would impede the potential development of these houses if not accurate.

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

Yours sincerely

Yvonne Jacklin
Co-Chair of the Planning Committee