



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Jeffrey Ng
Planning Officer
RBWM

10 March 2023

Dear Jeffrey

23/00294/FULL The White House And Land At The White House Stag Lane Sunningdale Ascot Single storey front/side extension to facilitate a pool house and plant room, new porch with relocation of front entrance, new steps, hardstanding, alterations to the finish and fenestration, replacement garage and 5no. detached houses with associated parking, landscaping and alterations to the existing access.

Sunningdale Parish Council considered this application at the Planning Committee on 7 March 2023 and strongly objects to this application.

The reasons for objection are numerous and cover many areas. In the interest of brevity, Sunningdale Parish Council will focus on the key issues.

For the purposes of background information, it is important to note the following:-

- This site and many properties abutting this site have TPOs in place. Yet there is no mention in any of the arboricultural information of any of these TPOs.
- This site has a significant slope of 10m and consideration must be given to the effect of this slope on the proposed development and the impact on the street scene, privacy and overbearing.
- Access via Stag Lane, which is very narrow, is of great concern to neighbours.
- The owner of The White House has control over North Lodge, which is on the corner of the site.

Sunningdale Parish Council **objects** under the following policies: -

1. **Borough Local Plan, Policy QP3 - Character and design on new development and Neighbourhood Plan, Policy DG2 - Density, Footprint, Separation, Scale and Bulk**

The five additional houses, plots 1-5, are all significant dwellings, varying from 4000-5000 ft² GIA, across four floors. The ridge heights are approx. 13-14m from the ground. These are substantial

houses and will not pay regard to “*height, skylines, massing*” etc of the local environment, especially when the slope of the site is taken into consideration. **BLP/QP3.1(b)**

The parish council notes that no street scene information showing the ridges of these houses in comparison with neighbouring properties has been provided.

Site access is particularly problematical with Stag Lane being so narrow, and therefore this falls short of the requirement to “*deliver easy and safe access and movement for pedestrians, cyclists, cars and service vehicles*”. **BLP/QP3.1(d)**

Given the number of trees proposed for felling and the impact of these large houses, this fails to “*protect trees and vegetation*”. **BLP/QP3.1(j)**

The mass and height of these buildings will have considerable “*effect on the amenities by the occupants of adjoining properties in terms of privacy and light*”, particularly in Abbey Wood. **QP3.1(m)** and **NP/DG2.2(c)**.

Any changes to the topography of the land adjacent to the boundaries between this site and neighbouring properties will risk compromising the stability of soil and buildings in these adjacent properties.

2. Borough Local Plan, Policy QP3a - Building Height and Tall Buildings

As stated already, plots 1-4 are 4 storeys high. Without the reference data for neighbouring 2-storey properties, it is likely that plots 1-4 would fall into the category of Tall Buildings. Should that be the case, then these houses would be contrary to many of the requirements for tall buildings under this policy.

3. Borough Local Plan, Policy NR3 - Trees, Woodlands and Hedgerows and Neighbourhood Plan, Policy EN2 - Trees

The substantial amount of tree felling, and clearance required to accommodate these plans is significant. In the Design and Access Statement, it is stated that ‘*extensive landscaping planting is proposed across the site to help integrate the scheme into the surroundings and replace poor quality-maintained trees*’. The arboricultural report marks all the trees earmarked for felling under the category of ‘*no work necessary*’. This suggests that the removal of these trees is not because they are poor quality, but that they obstruct the proposed development.

Several TPO trees are at significant risk from root damage. This is especially true for the oak tree in North Lodge, the roots will be compromised by any works to widen Stag Lane. Replacement planting for trees being felled will not deliver the “*similar amenity value*” to neighbouring properties as the original trees which contravenes **NP/EN2.1**.

4. Borough Local Plan, Policy SP2 - Climate Change, NR5 - Renewable Energy and Neighbourhood Plan, Policy DG5 Energy Efficiency and Sustainability

As explained in policy **BLP/SP2.1** “*Developments will demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change*” The proposed development contains modern houses with the proposed use of air source heat pumps and some low and zero carbon (LZC) generation technologies. However, one of the most effective methods is the installation of solar

photovoltaic panels. Yet this is not proposed, even though the proposed dwellings will have the sufficient roof area to accommodate them.

Sunningdale Parish Council is unable to locate the air-source heat pumps in the planning drawings. Air-source heat pumps are large devices and are usually placed on an external wall. The drawings should show exactly where these large devices are going to be located.

5. Borough Local Plan, Policy IF7 - Water Supply and Sewerage Infrastructure

Sunningdale Parish Council understands from speaking to residents that services for water and sewerage run under this site (close to the boundary with Abbey Wood) and along Stag Lane. Adding houses into this infrastructure will put added load onto the water and sewerage systems. In addition, altering ground levels to accommodate the dwellings could cause problems with existing infrastructure. The parish council asks for these concerns to be addressed.

6. Neighbourhood Plan, Policy DG1 - Respecting the Townscape

The RBWM Townscape Assessment identifies this site as a 'Leafy Residential Suburb'.

The key characteristic of the area is the prominence of mature trees which define its sylvan character. As explained in policy **NP/DG1.1** "*development proposals should respond positively to the local townscape*" In this development, with the rising ground levels combined with the high ridge heights, the street scene will appear over dominated by housing, especially once 12 trees have been felled. The result will then not respond positively and not be in keeping with the sylvan nature of the local townscape.

7. Borough Local Plan - Site Allocation Proforma AL34

The site is identified as a Housing Development Site under Policy HO1 (Site AL34 White House, London Road, Ascot) and is allocated for housing development during the plan period. The allocation identifies an estimated capacity of 10 net additional units. However, only around half the site is currently available for development and therefore this application is for 5 units with the existing house retained. The parish council recognises that this application is only for half the site and is clear that this application fails to deliver on several of the requirements as defined under this definition.

The RBWM Site Specific requirements for The White House state in Section 5 that the development should be 'of high quality design which supports the character and function of the area and has regard to the topography of the site'. The positioning and height of the proposed plots 1-5 clearly contravene the topography requirement.

8. Neighbourhood Plan, Policy T1 - Parking and Access

The access to this site through Stag Lane is inadequate. Currently it is difficult for two cars to pass on this road and large garbage collection vehicles, emergency vehicles or any large construction vehicle block this road.

Plans to widen this road to 4.5m would still result in a road that is too narrow, as the Highways Authority requires a width of 4.8m plus a footpath. Even to achieve a width of 4.5m, the developer would encroach on the RPA of the TPO Oak Tree in the garden of North Lodge.

There are also concerns about the entry and exit onto the A30, and the visibility splays.

With very limited access, there are concerns about how construction traffic will access this site, or where the construction workers will park. This contravenes policy **NP/T1.1**. It is also not obvious how large vehicles will turn and park on site.

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

Yours sincerely

Yvonne Jacklin
Co-Chair of the Planning Committee