



# SUNNINGDALE PARISH COUNCIL

The Pavilion, Broomhall Lane, Sunningdale, SL5 0QS

☎ 01344 874268

Email: [info@sunningdaleparish.org.uk](mailto:info@sunningdaleparish.org.uk)

[www.sunningdale-pc.org.uk](http://www.sunningdale-pc.org.uk)

Clerk: Ruth Davies

Tom Hughes  
Planning Officer  
RBWM

5 May 2023

Dear Tom

**23/00913/FULL 1 Pinecote Drive Sunningdale Ascot SL5 9PS  
1 x detached two storey dwelling following demolition of existing**

Sunningdale Parish Council considered this application at the Planning Committee on 2 May 2023 and has several concerns with this application.

This application is remarkably similar to 22/03001, and therefore the parish council's concerns are repeated here. Although some changes have been made to the earlier plans, they do not represent a substantial change.

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), that 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.



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 also double storey but this is now 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 three pictures below, showing the existing, the plans for 22/03001 and the current plans.



Existing



22/03001 Plan



Current Plan

The parish council still believes that this development would result in a cramped appearance and be out of keeping with the townscape. In particular, this change of architectural style would not respect and retain the existing townscape of the area. The proposed development 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