



# 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

Briony Franklin  
Planning Officer  
RBWM

5 May 2023

Dear Briony

**23/00963/FULL Edgumbe Heather Drive Sunningdale Ascot SL5 0HP  
Detached garage and new entrance gates**

Sunningdale Parish Council considered this application at the Planning Committee on 2 May 2023 and **strongly objects** to this application.

When the planning application for a house on this site (22/01543) was first presented, the original plans included a separate garage at the front.

However, planning was granted only after the removal of the garage from this initial plan. You were the Case Officer for this application, and noted in your Officer Delegated Report that

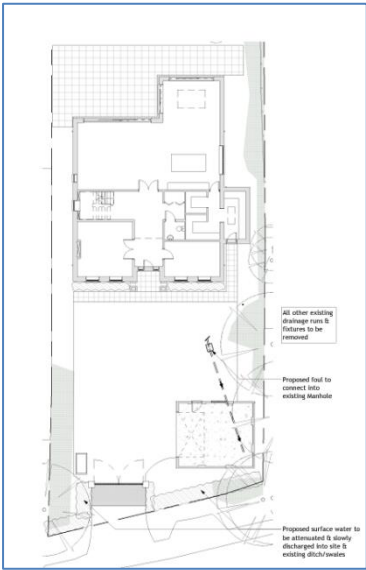
*“The proposed detached garage at the front of the site has now been deleted and 3 parking spaces are shown to be provided. The revised layout enables more front garden/soft landscaping to be retained at the front which is characteristic of the ‘Leafy Residential Suburbs’.”*

It could be deduced that this was a contributory factor to approval, because you concluded that

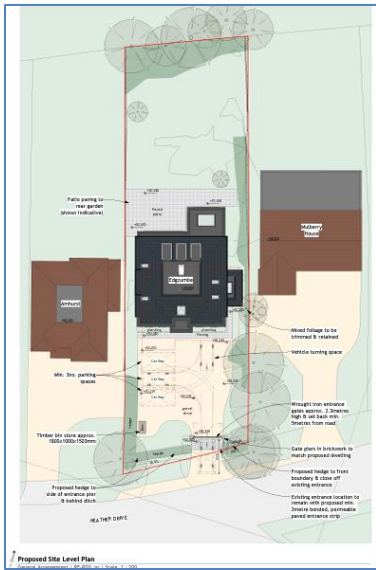
*“Overall the proposal would have an acceptable impact on the character and appearance of the site itself and the locality in general and would accord with Local Plan policy QP3 and NP/DG1, DG2 and DG3 and would respect the character and appearance of the ‘Leafy Residential Suburbs’ classification”.*

This current proposal now reintroduces the garage, far forward of the building line and at the front of the plot. This is certainly contrary to Neighbourhood Plan policy NP/DG3.3

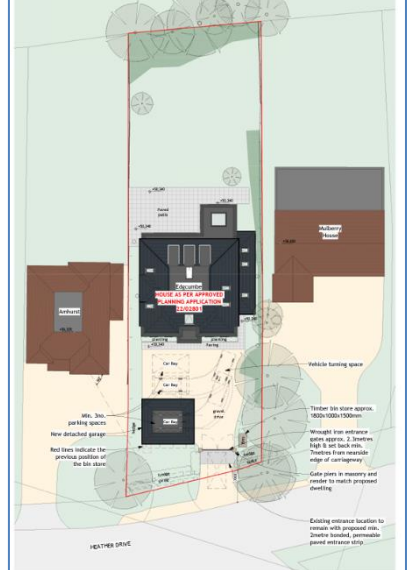
The pictures below show the different plans.



22/01543 Original Plan



22/01543 Approved Plan



23/00963 Proposed Plan

The visual effect of the garage on the street scene in this latest proposal is significant, as shown below.



The garage ridge height measures over 3.5m, considerably higher than the wrought iron gates next to it which are 2.4m high. The flank wall is over 7.6m long. Allowing a structure of this size and height so far forward in the plot, compromises both the townscape and the street scene, and adds considerable massing and bulk to this site. It fails to meet many of the requirements of Local Borough Policy Q3.

Also, no information has been provided on the impact that this structure would have to trees nearby, this is a serious omission.

Regardless of the arguments put forward by the applicant on the acceptability of this proposal, Sunningdale Parish Council urges the Planning Authority to consider this proposal in line with current planning laws and plans, particularly the Borough Local Plan and the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

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

Yours sincerely

Yvonne Jacklin  
Co-Chair of the Planning Committee