



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Susan Sharman
Planning Officer
RBWM

8 June 2023

Dear Susan,

**23/01008/FULL Fauns Farm And Fauns Farm Cottage Devenish Road Sunningdale Ascot.
Replacement dwelling, stables and landscaping following the demolition of the existing dwelling and outbuildings.**

Sunningdale Parish Council considered this application at the Planning Committee on 6 June 2023 and **strongly objects** to this application.

The Fauns Farm And Fauns Farm Cottage Replacement Dwelling is located within the Green Belt, adding to the levels of compliance required to meet the strict standards for building a new dwelling.

In reviewing the application, the Parish Council compared the proposed development against the accepted standards for Green Belt development.

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

NPPF Policy, Paragraph 149

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are (d) The replacement of a building, provided the new building is in the same use and **not materially larger** than the one it replaces.

Using the application CIL form :

c) Proposed gross internal area:				
Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential	1663	1663	2903	
Total non-residential				
Grand total				

Using the above CIL form information, the increase in size is 75%, which the Planning Committee considered to be a significant increase in size on the original buildings.

This would be in contravention of the NPPF policy, paragraph 149 which says not “materially larger” than one it replaces.

NPPF Policy, Paragraph 147

The Planning committee felt that there were no “special circumstances” for the proposed development as required for the development in the Green Belt.

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

Yours sincerely

Cllr Anne-Catherine Buxton
Chair of the Planning Committee