



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Martin Dale
Case Officer
RBWM

9 June 2023

Dear Martin,

**23/01056 Land Adjacent To Manor House London Road Sunningdale Ascot.
Detached dwelling.**

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

The Land Adjacent to Manor House (the land is part of the current garden as shown to the right) is located within the Green Belt, adding to the levels of compliance required to meet the strict standards for building a new dwelling.



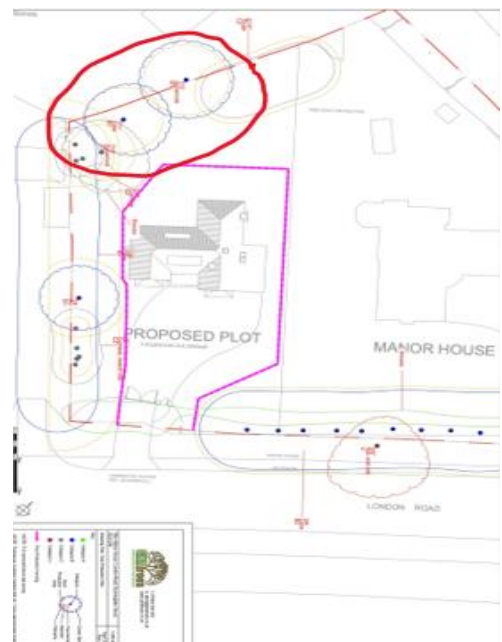
Fig.9 – Proposed Site Plan (not to scale)

In a previous application (19/02890) on the same site, RBWM refused the application with the following explanation:

“The proposed development fails to adequately secure the protection of important trees close to the north west flank of the site which contribute positively to the character and appearance of the area. The works would also impact views of the tree from London Road by virtue of the scale of the development. “

The current application would impact these views as show by the diagram shown to the right and would have a negative impact on the character and appearance of the area.

The views of the trees mentioned by RBWM in the previous refusal are outlined in red.



The Parish Council has compared the proposed development against the accepted standards for Green Belt development.

Sunningdale Parish Council objects under the following policies: -

NPPF Policy, Paragraph 149

NPPF Policy, paragraph 149 (g) states that any proposed development should not have a greater impact on the openness of the Green Belt.

NPPF Policy, Paragraph 147

The Planning committee felt that there were no “special circumstances” for the proposed development and that the proposed development would be harmful to the Green Belt.

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

Cllr Anne-Catherine Buxton
Chair of the Planning Committee

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