



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Tom Hughes
Case Officer
RBWM

15th September 2023

Dear Tom

23/01953/FULL 1 Pinecote Drive Sunningdale Ascot SL5 9PS
x1 Detached six-bedroom dwelling with associated garaging following the demolition of the existing dwelling.

Sunningdale Parish Council considered this application at the Planning Committee on 12 September 2023 and objects to this application.

This application is remarkably similar to 22/03001 and 23/00913 (both withdrawn) - therefore the Parish Council's concerns are repeated here. Although some changes have been made to the earlier plans, the changes 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 shown in the picture to the right 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 just less than double (existing GIA of 236sqm and the proposed GIA of 452sqm making a 91% increase in size) 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 four pictures below, showing the existing, the plans for 22/03001, 23/00913 and the current plans.



Existing



22/03001 Plan



23/00913



Proposed

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 LP/QP1 and LP/QP3 and Neighbourhood plan Policies NP/DG1, NP/DG2 and NP/DG3. Finally, Principle 7.1 of the RBWM Borough Wide Design Guide which states, "housing development should be sustainable and seek to make effective use of land without: compromising local character, the environment (including biodiversity) or the appearance of the area".

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

Yours sincerely

Anne-Catherine Buxton
Chair of Planning Committee