



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Tom Hughes
Case Officer
RBWM

10th November 2023

Dear Tom

**23/02637 Sparrows Nest Broomfield Park Sunningdale Ascot SL5 0JT
Replacement dwelling**

Sunningdale Parish Council considered this application at the Planning Committee on 7th November 2023 and objects to this application.

Sparrows Nest is one of a row of cottages situated in a townscape categorised as Leafy Residential Suburbs. The cottages present a very open street scene and also includes veteran trees which provide considerable amenity.

Previous Applications

The application proposes to demolish the current cottage and replace it with a new dwelling. There have been two relevant prior applications to replace the existing cottage with a new dwelling:

- 13/03568 which was refused on several grounds including impact on veteran protected trees and encroachment into the root protection area of such tree in neighbours garden, and
- 14/01121 was refused planning permission by the borough council on the following grounds
(a) the effect of the proposed dwelling on the character and appearance of the area, including the protected tree; and
(b) the effect of the development in the living conditions of occupants of adjoining properties, having particular regard to outlook and privacy.

The applications were taken to appeal and subsequently dismissed at appeal (14/60020 and 14/60066) during 2014.

Two of the reasons given for dismissal of appeal 14/60020 continue to be relevant to current application, namely:

- side windows would overlook neighbouring properties, and

- works would impact on the root protection area of a veteran tree to the northwest of the proposed new building and standing in a neighbour's garden.

In between appeals 14/60020 and 14/60066, a new planning application was submitted 14/01121 where side windows were removed. However, appeal 14/60066 was nevertheless dismissed as the new proposal did not address concerns regarding the impact on the character of the area and on the root protection area of the ancient tree in spite of the advice given by the Borough tree protection officer.

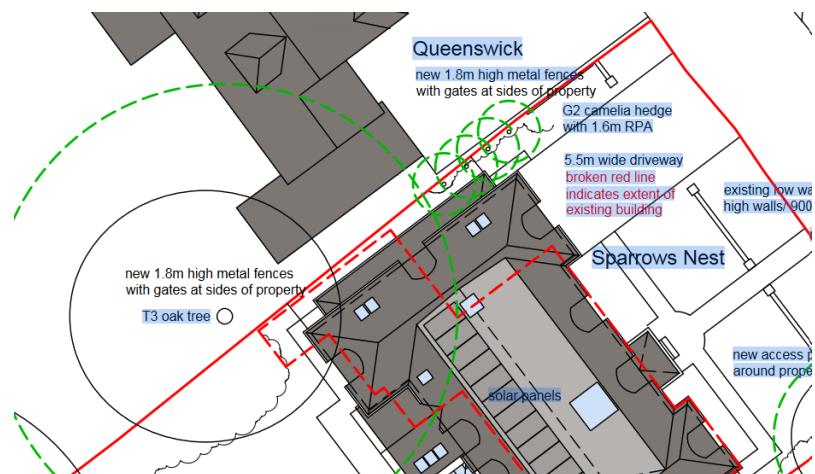
Current Application 23/02637

The design of the proposed new dwelling broadly conforms in its street appearance with the character of the row of cottages in which it stands.

However, Sunningdale Parish Council objects to the current proposal under the following policies:

1. Borough Local Plan, Policy QP3 and Neighbourhood Plan, Policy DG1 and DG2

As described in NP/DG2.2 “front gardens, walls, railings, or hedges are important to the character and appearance of the area”. **The proposed addition of a 1.8m high substantial metal fence on full length sides of the plot with side gates (as shown to the right) is out of keeping with the character and appearance of the area.**



As described in BLP/QP3(b) “New development will be expected to respect the local character of the environment, paying particular regard to scale and bulk.”. **The proposed new dwelling is a greater depth than the existing dwelling and therefore its resultant bulk would be considerable.**

2. Neighbourhood Plan, Policy T1.1

We also note that **there may be inadequate provision for parking** in the proposed drive (proposed width measurement of 5.5 meters).

3. Borough Local Plan, Policy NR3 and Neighbourhood Plan, Policy EN3

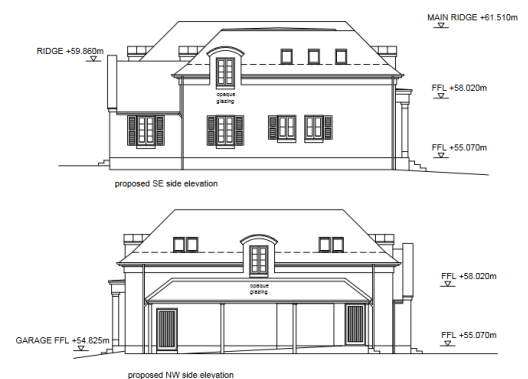
As described in NP/EN2 “development proposals should seek to retain mature or important trees”. and in BLP/NR3 “development proposals should protect and retain trees”. Due to the size and layout of the proposed new dwelling, **the foundations required would fall within the Root Protection Area of a Grade B veteran Oak tree (T3)** which stands in a neighbouring garden.

This tree provides considerable local amenity by contributing to the sylvan nature of the local area and its loss would have significant impact.

The proposal foresees addressing this problem by using a pile foundation system. However, such measures can reduce but never totally ameliorate the risk of damage to roots and the health of a tree during construction. In addition, the close proximity of parts of the proposed dwelling to this tree would over time bring additional pressure for reduction or removal of the tree. In these respects the layout of the proposed dwelling unnecessarily puts a veteran tree at risk

4. Borough Local Plan, Policy QP3(m)NR3 and Neighbourhood Plan, Policy DG2

As described in BLP/QP3(m) “new development has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy” and NP/DG2 “impact on the privacy and amenity of neighbouring properties”. The proposal includes **windows in the sides of the property** (as shown to the right), thereby **impacting the privacy of neighbouring properties**. This impact on privacy was a reason given previously for dismissing appeal 14/60020.



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

Yours sincerely

Lilly Evans
Vice Chair, Sunningdale Parish Council Planning Committee