

Application Number	Address	Planning Application Details	Parish Council Comment	RBWM Planning Decision	RBWM Extra Details
--------------------	---------	------------------------------	------------------------	------------------------	--------------------

Planning Apr 2025

24/03158	Old Boundary House London Road Sunningdale Ascot SL5 0DJ	Prior approval for the change of use from Class E (commercial, business and service) to Class C3 (residential) to provide 3no. flats.	The Parish Council do not comment on this type of application.	Application refused 5 March 2025	The Local Planning Authority is not satisfied that the application site can adequately accommodate cycle storage within the envelope of the existing structure (and) are not satisfied that the application site can adequately accommodate refuse storage. The proposal fails to demonstrate that there would be adequate natural light to all habitable rooms, by reason that Plot 2 does not have a window serving the kitchen, which is classed as a habitable RECLAZ room by the Borough Wide Design Guide.
24/03159	New Boundary House London Road Sunningdale Ascot SL5 0DJ	Prior approval for the change of use from Class E (commercial, business and service) to Class C3 (residential) to provide 6no. flats.	The Parish Council do not comment on this type of application.	Application refused 5 March 2025	The Local Planning Authority is not satisfied that the application site can adequately accommodate cycle storage within the envelope of the existing structure (and) are not satisfied that the application site can adequately accommodate refuse storage. The plans show all the bedrooms as meeting the requirements of 10d and 10e of the NDSS for the purpose of providing two bedspaces. In line with paragraph 6 of the NDSS, the assessment has RECLAZ been carried out on the basis of the relative floorspace shown. The proposal has failed to demonstrate sufficient space for the purpose of satisfying the NDSS requirements and therefore the proposal fails to comply with Article 3(9A)
24/03114	3 Beech Hill Road Ascot SL5 0BN	Single storey side/rear extension with raised ridge and eaves to existing single storey element and 1no. detached outbuilding, following demolition of existing element	The Parish Council has concerns regarding this application as it contravenes: •Neighbourhood Plan DG 2.1 and DG 3.1	Application refused 07 March 2025	the extension is poorly designed and fails to relate well with the host dwelling, the combination of works as a result of the proposed rear extension and outbuilding would dominate the plot and reduce the outdoor rear amenity space to circa 34sqm which is significantly below the minimum space requirements of 65sqm as per principle 8.4 of the BWGD .....The proposed development due to its scale fails to appear subordinate with the host dwelling and is an overdevelopment of the host dwelling and plot, representing poor design and is out of keeping with the character of the area. The excessive scale would also result in a significant reduction of private amenity space to a detrimental degree. The proposal would be contrary to Section 12 of the National Planning Policy Framework, policy QP3 of the Adopted Local Plan, DES.01 of the Windsor Neighbourhood Plan and Principles 8.4 and 10.1 of the Adopted Borough Wide Design Guide SPD
23/01219	Land At 21 And 24 Greenways Drive Sunningdale Ascot	1no. detached dwelling.	The parish council objects to this application. The reasons for objection are set out in the letter below 23_01219-Land-at-21-and-24-Greenways-Drive.pdf	Application permitted 13 March 2025	The proposal would result in a significant reduction in depth of the plot at no. 24, though given that it is currently one of the largest along Greenways Drive, its reduction in size would not be to a degree that is discordant with the prevailing size of plots in the area.

Application Number	Address	Planning Application Details	Parish Council Comment	RBWM Planning Decision	RBWM Extra Details
--------------------	---------	------------------------------	------------------------	------------------------	--------------------

Planning Apr 2025

24/02369	Former Hurst Lodge School Bagshot Road Ascot	Erection of 1no. detached dwelling, with associated playing courts, stables, gatehouse, new access with boundary wall, and entrance gates, and landscaping following the demolition of the existing buildings.	The Parish Council objects to this application and requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.	Application refused 10 March 2025	The proposal to provide one large dwelling on this previously developed site is an inefficient use of the land and fails to address an identified housing need within the Borough, contrary to policy HO2 set out in the Borough Local Plan (adopted February 2022), policy H2 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan and guidance set out in Sections 5 and 11 of the NPPF (2024) ..... Insufficient information in the form of bat emergence surveys for buildings B1-B3 has been provided to ensure that protected species will not be adversely affect by the proposal ..... to deliver biodiversity net gain, the proposal has failed to meet the requirements of policy NR2 of the Borough Local Plan (adopted 2022), policy NP/EN4 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (2014) and is contrary to guidance in section 15 of the NPPF (2024)
25/00169	Syringa Cottage Charters Road Sunningdale Ascot SL5 9RG	Replacement four bedroom dwelling, EV charger, cycle store, new front boundary treatment, hardstanding and associated parking and landscaping following the demolition of the existing dwelling.	The Parish Council has no comment to make on this application.	Application refused 17 March 2025	In the absence of a completed legal agreement to secure an adequate financial contribution towards the Council's carbon off-set fund, the likely adverse impact on climate change has not been satisfactorily overcome. The proposal is therefore contrary to NPPF Section 14 (2024), Borough Local Plan Policy SP2, QP1 and QP3 (2022), and the Sustainability SPD (2024) .....The application site and its surroundings may contain priority habitats and habitats that are suitable for use by protected and priority species, and surveys to confirm their presence or absence will need to be undertaken ..... In the absence of a completed legal agreement, the proposed development fails to demonstrate that it would secure a net gain in biodiversity,
24/03083	9 Whitmore Lane Ascot SL5 0NS	Part single part two storey side/rear extension and alterations to fenestration following part demolition of existing rear element	The Parish Council are unable to comment on this application as it is missing the ecological report and is therefore incomplete.	Application permitted 21 March 2025	..... The application includes all relevant information relating to ecology.....
25/00246	Woodruffe Onslow Road Sunningdale Ascot SL5 0HW	New front canopy with relocated front door, new mono pitched roof over the existing single storey front element, single storey rear extension, and alterations to the external finish and fenestration.	Following the previous refusal the parish council requests that the tree team examine the tree survey documentation.	Application permitted 26 March 2025	The submission has included a tree survey and Tree Protection Plan, and since the previous refusal (24/02860) consent has been granted for pruning of T1 – Pine and T2 – Beech. The proposal has determined that no portion of the proposed works would cross into any Root Protection Area (RPA) of any identified tree within the TPO Area. Additionally, tree protection fencing would be erected adjacent to the works. It is determined that the scope of the proposal lies outside adjacent RPAs and would not cause significant harm to protected trees under RBWM Local Plan Policy NR1 as long as works are carried out in accordance with the provided Tree Protection Plan

Application Number	Address	Planning Application Details	Parish Council Comment	RBWM Planning Decision	RBWM Extra Details
--------------------	---------	------------------------------	------------------------	------------------------	--------------------

Planning Apr 2025

23/03014	Courtleigh Manor House And Courtleigh House Lady Margaret Road Sunningdale Ascot	Erection of a replacement building containing 9 apartments with associated landscaping and parking, car port, bin and cycle store and alteration to vehicular and pedestrian access following demolition of existing apartment building and attached dwelling.	<p>The Parish Council objects to this application as it contravenes:</p> <p>NP/DG1, NP/DG2, NP/DG3, EN3, BLP/HO3, Borough Local Plan Policy QP3 and NPPF Section 12 Paragraph 135.</p> <p>The Parish Council does not feel that this application fits an area classification of a "Leafy Residential Suburbs".</p> <p>The application, also, contravenes BLP/HO3. Developments over 1000sq meters need to include affordable housing: this development is 1,318.1sq meters; as there is no affordable house documentation therefore does not comply with BLP/HO3.</p>	Application permitted 31 March 2025	<p>Given the residential element of the proposal comprises a single block of flats, there is no practical separation between affordable and market units, which subsequently raises concerns with the practicality of providing affordable housing on-site. As such, and on the advice of the Council's Housing Officer, an in lieu financial contribution is preferred equating to 2.7 dwellings ..... it was considered by the appeal Inspector that given the range of types and scales of existing residential buildings in the area, including similar sized flatted buildings, as well as substantial town houses on the boundary of the site, that the increase in mass and scale would not have looked out of place in this location ..... Many of the trees on site were being proposed to be retained, and replacements proposed for those that were to be removed, which were generally of poorer quality. As such the tree-lined character of Lady Margaret Road and Charters Road were considered to be maintained</p>
25/00507	Woodlands Sunning Avenue Sunningdale Ascot SL5 9PW	Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful.	04.04.25	Application Permitted 03 April 2025	The proposal is automatically granted planning permission under Article 3 and Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order