

Application Number	Address	Planning Application Details	Parish Council Comment	RBWM Planning Decision	RBWM Extra Details
Planning June 2025					
25/00605	Meadow View Bedford Lane Sunningdale Ascot SL5 ONP	Part single part two storey side/rear extension and 2 no. rear dormer windows.	The Parish Council has concerns regarding this application as it is development in the green belt and historically the property has been significantly extended. The Parish Council also requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.	Application refused 07 May 2025	<p>The proposal, due to its footprint, scale and bulk, would result in disproportionate additions over and above the size of the original building and is therefore inappropriate development in the Green Belt .... 'very special circumstances' do not exist in this case. For this reason, the proposal is contrary to Policy QP5 of the Royal Borough of Windsor &amp; Maidenhead Borough Local Plan (BLP), Adopted February 2022 and paragraph 154 of the National Planning Policy Framework (NPPF), 2024 ..... The proposal, by virtue of its scale, form and design, would not harmonise with the design and appearance of the host property owing to the large flat roof bridging element at the crown of the roof and depth of extension ..... The application fails to provide sufficient information to demonstrate that the proposed development would not result in harm to a protected trees which contribute significantly to the character and appearance of the site and wider area.....In the absence of satisfactory ecological information being submitted, it has not been demonstrated</p> <p>that the proposed development has taken into account the possibility of bats, a protected species. (NR2 BLP, s15 NPPF))</p>
24/01056	Sparrows Nest Broomfield Park Sunningdale Ascot SL5 0JT	Replacement dwelling	<p>The Parish Council objects to this application as the height and massing of the proposed replacement dwelling would be out of keeping with the spacious character and pattern of development within this 'leafy residential suburb' townscape. The application contravenes:</p> <ul style="list-style-type: none"> <li>•BLP / QP3 Character and Design of New Development.</li> <li>•NP / DG1 Respecting the Townscape</li> <li>•NP / DG2 Density, footprint, separation, scale, bulk</li> <li>•NP / DG3 Good Quality Design</li> </ul> <p>The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees and root protection areas in detail – especially the ancient Oak tree and the garage building works, as this could add pressure to the root protection area of the neighbouring tree.</p>	Application Permitted 09 May 2025	<p>The proposal is clearly a larger building than the one it would replace, and it is acknowledged that there would be a difference to the appearance of the plot. However, it is not considered that these changes would be so detrimental to the character and streetscape of the area such to warrant a refusal, which would be very unlikely to be substantiated in the event of an appeal. The proposal would occupy approximately the same front building line as currently exists, with an 'infill' to the side.</p> <p>The overall design is considered to be attractive and well-proportioned. Full details of the external materials can be secured by condition, along with a robust scheme of landscaping. Subject to these conditions, the proposal is considered to have an acceptable impact on the character and appearance of the area, complementing the Townscape characterisation, and in accordance with the identified policy and guidance.</p> <p>Subject to the application of conditions to ensure the stated protective measures including fencing, ground protection, supervision and working procedures are adhered to, officers are satisfied that all trees within and adjacent to the site will be adequately protected</p>
25/00823	33 Dale Lodge Road Sunningdale Ascot SL5 0LY	New front canopy, part single part two storey part first floor front/side/rear (wrap-around) extension, alterations to fenestration and external finish, following demolition of existing elements	The Parish Council has no comment to make on this application.	Application refused 21 May 2025	<p>The proposal involves modifications to the roof structure and, in the absence of a bat survey, the application has failed to assess the potential presence of bats, which are a protected species. The proposal is therefore contrary to Policy NR2 of the Borough Local Plan and Policy NP/EN4 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan</p>