

Application Number	Address	Planning Application Details	Parish Council Comment	RBWM Planning Decision	RBWM Extra Details
Planning July 2025					
24/02842	Littlemore Cottage Church Road Sunningdale Ascot SL5 0NJ	T1 Norway Spruce - fell.	The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.	Application refused 6 June 2025	
25/00935	Old Boundary House And New Boundary House London Road Sunningdale Ascot	Prior approval for the change of use from commercial, business and service (Class E) to residential (Class C3) for 8no. flats.	The Parish Council do not comment on this type of application.	Prior Approval Required and Granted 3 June 2025	
25/01009	17 Parkside Road Sunningdale Ascot SL5 0NL	Outbuilding (Retrospective)	<p>The Parish Council objects to this application as it contravenes:</p> <ul style="list-style-type: none"> •Borough Local Plan QP3 •Borough Wide Design Guide 10.1 <p>The Parish Council note the lack of accuracy in the location plan and the lack of detail regarding the angle of sight to/from neighbouring properties. The height of the outbuilding, the platform it is built on and the usage type is of a concern. The Parish Council also note the enforcement letter contained within the application.</p>	Application refused 10 June 2025	<p>Based on the available information and site visit, the raised platform is considered to result in an unacceptable loss of privacy and harm to neighbouring amenity. It should be noted that the application includes plans which are not considered to accurately represent current circumstances on site. Although the dimensions of the outbuilding itself may fall within permitted development height limits when measured from the rear ground level, the inclusion of the raised platform and the bathroom means that the development no longer complies with Class E permitted development rights and full planning permission is required for the development as a whole. Therefore, the proposal is not considered to comply with the identified policy and guidance QP3 (m) & BWDG 10.4 Objections have been raised relating to the use of the outbuilding for primary living accommodation. Given the scale of the building and its interdependency with the main dwellinghouse, it is not considered to be used as separate living accommodation and has been assessed as an ancillary outbuilding.</p>
24/02620	Holy Trinity Church Church Road Sunningdale Ascot SL5 0NJ	Creation of a Mezzanine floor, use of part of building for creche and café, 3no. air source heat pumps with enclosures, automatic doors to the south elevation, alterations to fenestration, PV panels, new terrace, EV charging point, cycle racks and hardstanding.	The Parish Council has no comment to make on this application.	Application permitted 13 June 2025	
25/00866	Oakwood Broomfield Park Sunningdale Ascot SL5 0JS	Erection of boundary fence and landscaping.	The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the RPAs of two oak trees.	Application refused 20 June 2025	

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24/02573	The Orchard Sunning Avenue Sunningdale Ascot SL5 9PW	New development dwelling following clearance of demolished/collapsed building	<p>The Parish Council objects to this application as it contravenes:</p> <ul style="list-style-type: none"> •Borough Local Plan QP3 and NR3 •Neighbourhood Plan DG1, DG2, DG3 and EN2.1, EN2.2 and EN3 <p>The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.</p> <p>The Parish Council requests for this application to be called to panel.</p> <p>SPC objects to this application as the new dwelling is in the Green Belt ("For all new homes, including replacement dwellings, there are generally 5 main options within open countryside or Green Belt as stated in the NPPF:- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces") - the increase of 41% would be considerably larger than the current dwelling plus out buildings. The essential characteristics of Green Belts are their openness and their permanence - will the change of the landscaping fulfil this area of the NPPF. The Parish Council also requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees and RPA's in detail.</p>	Agreed at Panel 03 July 2025	
24/02204	Broadlands Farm Bagshot Road Ascot SL5 9JN	Replacement dwelling and new gates following demolition of existing buildings.		Application Permitted 03 July 2025	<p>On balance, it is considered that the proposal would not appear materially larger than the existing buildings it replaces and would amount to appropriate development in the Green Belt in accordance with BLP policy QP5 and the guidance set out in the NPPF. It will however be reasonable and necessary to remove permitted development to control any future development on this site.</p> <p>The proposal is likely to have a significant effect in combination with other plans and projects in the locality on the Thames Basin Heaths Special Protection Area SPA as designated under The Conservation (Natural Habitats, etc) Regulation ,..... , given the absence of ecology surveys, insufficient information has been provided for the Local Planning Authority to determine the likely impact of the proposals upon protected and priority species. Insufficient information has been submitted to demonstrate how the development has been designed to incorporate measures to adapt to and mitigate climate changeThe proposed Victorian/Edwardian style is acceptable and whilst the gap between the proposed dwelling and neighbouring property No.16 is narrow, it would exceed 1m to the flank boundary and as such the harm arising is considered to be limited. Furthermore, it is noted that the overall scale and height of the development is significantly smaller than the previously refused application for 2 dwellings. The proposal is considered to comply with the relevant policy and guidance concerning design and impact on character.</p>
25/01118	18 High Street Sunningdale Ascot SL5 ONG	Erection of a detached two storey dwelling with associated parking, refuse and amenity following the demolition of existing commercial building. (Part Retrospective).	<p>The Parish Council has concerns to this application as it contravenes:</p> <ul style="list-style-type: none"> •Neighbourhood Plan DG2.1. The Pre-application advice also had concerns over the size of the dwelling. 	Application refused 30. June 2025	