

| Application Number | Address | Planning Application Details | Parish Council Comment | RBWM Planning Decision | RBWM Extra Details |
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| Oct-25 | | | | | |
| 25/01353 | Syringa Cottage Charters Road Sunningdale Ascot SL5 9RG | Replacement four bedroom dwelling, EV charger, replacement detached outbuilding with cycle storage, new front boundary treatment, hardstanding and associated parking and landscaping following the demolition of the existing dwelling (Self Build). | The Parish Council has concerns to this application as no bat survey has been conducted as per the refusal on the previous application for this property. | Application permitted 5 September 2025 | The application is accompanied by a Bat Assessment Report by AKB Ecology, dated December 2024. The report identifies potential roosting features within the roof of the existing dwelling, which was assessed as having a low potential to support roosting bats. A Bat Survey Report, dated May 2025, has also been submitted with the application |
| 25/01713 | Broadlands Farm Cottage Bagshot Road Ascot SL5 9JN | Single storey front extension and single storey rear/side extension following demolition of existing elements | The parish council would like to comment that the design is discordant to the main house - Borough Wide Design Guide SPD principle 10.4. | Application permitted 3 September 2025 | Given the setback from the main road and the presence of tall hedgerows along the front boundary, the front extension would not be visible from the public realm. It is therefore considered to comply with Principle 10.2 of the Borough Wide Design Guide The Sunningdale Parish Council has commented that the rear extension would not match the existing rear elevation; however, given its size and scale, the extension would remain subordinate. Furthermore, taking into account the generous size of the site's rear garden and the separation from neighbouring properties, it is considered that the proposal would comply with Policy QP3 of the Borough Local Plan, the guidance set out in the Borough Wide Design Guide, and Policies DG1, DG2, and DG3 of the Ascot, Sunninghill, and Sunningdale Neighbourhood Plan. |
| 25/01588 | 10 Hamilton Drive Sunningdale Ascot SL5 9PP | 1no. replacement detached dwelling with associated parking, landscaping and EV charger following the demolition of the existing dwelling. (Self Build). | The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail. | Application refused 10 September 2025 | The proposed development would be in close proximity to mature trees within and close to the application site which are subject to an Area Tree Preservation Order. The information submitted within the application indicates that the development would result in incursions into the root protection areas of these trees In the absence of satisfactory ecological surveys, the application fails to demonstrate that the proposal would not have an adverse ecological impact on protected and priority species and local biodiversity. |
| 25/01689 | Coronation Memorial Institute Church Road Sunningdale Ascot SL5 0NJ | Single storey side/rear extension, changes to the external finish and fenestration, detached chalet, boundary treatment and new hardstanding following the partial demolition of the existing elements. | The Parish Council has concerns to this application as: <ul style="list-style-type: none"> •The continued development of the site increases the risk and frequency of floods in the nearby area (BLP/NR1). •It contravenes the Borough Local Plan HE1. | Application permitted 9 September 2025 | Report not available |
| 25/01830 | Ravenswood 1 Whitmore Lane Ascot SL5 0NS | Replacement detached garage | The Parish Council has no comment - we note that it is in a conservation area. | Application refused 15 September 2025 | The proposal would result in the loss of a high amenity protected tree that contributes strongly to the character of the area |

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| 25/02052 (PDX) | 29 Silwood Road Ascot SL5 0PY | 2no. single storey side extensions no greater than 8.00m in depth, 4.00m high with an eaves height of 2.60m and alterations to fenestration following demolition of existing elements. | <p>The Parish Council objects to this application as by virtue of its scale, siting and uses within, would not be subordinate to the host dwelling and would result in a disproportionate development which does not respond positively to the character of the host dwelling.</p> <p>The proposal would be contrary to</p> <ul style="list-style-type: none"> • NPPF section 12 – Achieving well-designed places • Borough Local Plan QP3 – Character and design of new Development • Neighbourhood Plan DG3 – Good quality design • Borough Wide Design Guide SPD 10.1 – Further guidance for household development • Borough Local Plan QP5 – Development in rural areas and the Green Belt • NPPF paragraph 147 - Inappropriate development in the Green Belt <p>The Parish Council notes that this dwelling has another planning application (25/02037) pending.</p> | Prior Approval no Required 18 September 2025 | <p>prior approval of the extension is not required under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, subject to the following conditions:</p> <p>1 Prior approval from the Council is not required for the development.</p> |
| 25/02011 | 17 Parkside Road Sunningdale Ascot SL5 0NL | 1no. outbuilding ancillary to the main dwelling with steps, for ancillary domestic purposes including home office, exercise and leisure use, following demolition of existing outbuilding (retrospective). | <p>The Parish Council objects to this application as it contravenes:</p> <ul style="list-style-type: none"> • Borough Local Plan QP3 – Character and design of new Development • Borough Wide Design Guide SPD 10.1 – Further guidance for household development • Borough Wide Design Guide SPD 10.1 and 10.4 – Further guidance for household development <p>The Parish Council note the height of the outbuilding, the platform it is built on and the usage type is of a concern. The Parish Council notes a previous enforcement letter for this outbuilding.</p> | Application refused 2 October 2025 | <p>The proposed development, by virtue of its scale, siting, form, external appearance and materiality, would appear incongruous within the site and surroundings and would not respond positively to the character of the local area. BLP QP3 / NPPF s12</p> <p>The proposed development, by virtue of its height, scale and proximity to neighbouring occupants, would be unneighbourly, appear overbearing when viewed from the neighbouring dwellings and result in a loss of privacy to neighbouring occupants. 10.4 of the Borough Wide Design Guide, BLP QP3</p> |
| 25/01981 | Birchlands Shrubbs Hill Lane Sunningdale Ascot SL5 0LD | Single storey outbuilding ancillary to the main dwelling | <p>The Parish Council objects to this application as it contravenes:</p> <ul style="list-style-type: none"> • Borough Local Plan QP3 – Character and design of new Development • Neighbourhood Plan DG3 – Good quality design • NPPF Section 12 – Achieving well-designed places • Borough Wide Design Guide SPD 10.1 – Further guidance for household development <p>The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.</p> | Application Permitted 3 October 2025 | <p>In summary, the proposal would be considered subordinate to the host dwelling and will appear in keeping with the character and appearance of the host dwelling. Despite the footprint of the outbuilding, given its siting towards the rear end of the plot, the single storey nature and being set in from the respected boundaries with neighbours, the proposal is not considered to exhibit adverse harm upon the amenities of the neighbouring properties. it is considered the proposal would have no unacceptable effect on the amenities of the neighbouring properties in terms of privacy, light, disturbance, vibration, pollution dust, smell and access to sunlight and daylight.</p> |