



SUNNINGDALE PARISH COUNCIL

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Clerk: Natalie Hayes

Briony Franklin
Case Officer
RBWM

7th May 2026

Dear Briony,

26/00807 - 56 - 78 Beverley Court Cedar Drive Sunningdale Ascot

Application for prior approval for construction of one additional storey to the building to provide x4 additional dwellings.

and

26/00808 - 56 - 78 Beverley Court Cedar Drive Sunningdale Ascot

Application for prior approval for construction of one additional storey to the building to provide x4 additional dwellings.

and

26/00809 - 26 - 54 Beverley Court Cedar Drive Sunningdale Ascot

Application for prior approval for construction of one additional storey to building to provide x5 additional dwellings.

26/00810 - 26 - 54 Beverley Court Cedar Drive Sunningdale Ascot

Application for prior approval for construction of one additional storey to building to provide x5 additional dwellings

Previously refused and dismissed by the Inspector:

23/02160PT20A - 56 - 78 Beverley Court Cedar Drive Sunningdale Ascot

Construction of additional storey to provide 4 no flats

and

2302163/PT20A - 26 - 54 Beverley Court Cedar Drive Sunningdale Ascot

Construction of additional storey to provide 5 no flats

The previous applications were:

20/02444/PT20A - 56 - 78 Beverley Court Cedar Drive Sunningdale Ascot

Construction of additional storey to provide 4 no flats

and

20/02445/PT20A - 26 - 54 Beverley Court Cedar Drive Sunningdale Ascot

Construction of additional storey to provide 5 no flats

The Sunningdale Parish Council Planning Committee **requests refusal** for these applications.

The Parish Council notes that these applications are being made under the 'The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020' and are applications for prior approval under Part 20.

Although the proposed works fall within the scope of this new regulation it is the understanding of the parish council, that any proposed works (even if they fall within this new definition of 'permitted development') must still comply with other Planning Regulations, via NPPF, Neighbourhood Plan and Local Plan (Refer - 'The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020' Part 20 (Class A) 5b).

The proposed works relate to two blocks of flats in Cedar Drive. These applications propose the building of an additional storey on both these blocks, turning them from 3 storey blocks to 4 storey blocks.

Below is the current 26-78 Beverley Court and the proposed:

Existing Development



Fig. 1. Front street view of Block B, 26-54 Beverley Court. Adapted from Google Maps.



Fig. 1. Front street view of Block A, 56-78 Beverley Court. Adapted from Google Maps.

Proposed Development



Fig. 4. Proposed West-Facing Street View showing Pitched Roof Design Option for Blocks A & B.



Fig. 5. Proposed East-Facing Street View showing Pitched Roof Design Option for Blocks A & B.



Below are some views of the existing flats showing trees and the surrounding houses:



- Overview

The new applications are a repeat of the previous applications (refused by RBWM and dismissed by the Inspector) with two different roof lines – one a mansard and the other a pitch roof.

The inspector ruled in his dismissal of the previous applications – “.....Even so, the proposed ridgeline would be notably taller than that of the existing building. Moreover, the proposed eaves lines would be significantly higher than those of the current building. Despite softening by trees, boundary treatments and the countryside nearby, the resultant building would appear excessively tall and dominant in comparison to the others surrounding it.....”

The resultant building would appear excessively tall and domineering compared to its surroundings. Both the new applications would have the same overall effect and would continue to the harm to the street scene. Both the new roof ridge heights would be significantly taller than the current three floor building. These adverse effects would be visible from publicly accessible viewpoints and therefore would conflict with **paragraph 124 and 135 of the NPPF** (as stated below).

- Bulk and Scale

These two blocks of flats are already the tallest buildings in the road. With the additional storeys the Bulk and Scale of these two blocks would be out of character with the surrounding area and neighbouring properties contrary to **Royal Borough of Windsor and Maidenhead Local Plan BLP QP3 and QP3a, as well as, The Ascot, Sunninghill and Sunningdale Neighbourhood Plan (NP) Policies NP/DG2**.

The additional storeys would also cause a loss of light to the adjacent neighbouring properties.

As a result of the increased height more properties in the street would be overlooked by the apartments on the 4th storey.

- Respecting the Townscape

To protect the character and distinctiveness of the area, development proposals should respond positively to the local townscape. Cedar Drive is classed as Late 20th Century Suburbs (1960s onwards).

Because of the overall scale and bulk of these blocks of flats, the proposed development would appear dominant and incongruous within its surroundings. The development would result in the overdevelopment of Cedar Drive which would be at odds with the character of the immediate area.

(Refer - **Saved Policies DG1, H10 and H11 of the Royal Borough of Windsor and Maidenhead Local Plan (Local Plan)** and **The Ascot, Sunninghill and Sunningdale Neighbourhood Plan (NP) Policies NP/DG1, NP/DG2 and NP/DG3**).

The National Planning Policy Framework (NPPF) policy 135 (e) states.....

“....Planning policies and decisions should ensure that developments:(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;.....”

As well as **NPPF Paragraph 124** states : *“.....Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.....”*

The parish council believe this is the case here, and that these developments are wholly inconsistent with the overall street scene and therefore **requests a site visit from the Case Officer**.

- TPO Trees

In 2022 a variety of TPOs were put on the trees in Cedar Drive and this has not been addressed in the current application. Therefore, the documentation for this application is not updated. **Sunningdale Parish Council requests that the Arboricultural Officer visits the site to access the trees and the applications.**

- Residents Objections

The local residents of Cedar Drive are outraged by these plans. This is evidenced by the large number of objection letters lodged against these two applications on the RBWM Planning Applications website and the previous applications in 2023 and 2020.

Referencing **the 'The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020' Part 20, B (15)a**

“The local planning authority must, when determining an application

(a) take into account any representations made to them as a result of any consultation under sub-paragraph (5), (6), (7) or (10) and any notice given under sub-paragraph (12)”.

Whilst a formal consultation has not taken place, the views of the residents clearly indicate a need to consider their comments and concerns before any recommendations are made.

At various planning meetings, the residents raised a number of significant concerns:

1. Parking

Parking is a **major** problem in Cedar Drive. Most roads have single yellow lines. Although residents in Beverley Court have a combination of garages and parking spaces, the garages are small compared to the modern size of cars and perhaps only 25% of owners are parking cars in their garages. The overspill means that they park in the parking spaces, and when they are full, they park on the streets and across pavements. Adding eight new spaces for these proposed new flats would simply exacerbate the existing problem.

As a result of the current parking congestion lorries, fire engines, refuse lorries and emergency vehicles have difficulty accessing Cedar Drive. This is therefore a safety issue. There are also no spaces for visitors.

Although the provision of parking may seem appropriate on paper this does not reflect the experience of the residents and any additional cars will create further problems. **Sunningdale Parish Council requests the parking team make a visit to the site** to determine if the parking outlined in the application is correct and adequate.

2. Traffic

The junction of Cedar Drive with Broomhall Lane is very close to the junction of Broomhall Lane with the A30 (London Road) and the slip road to the train station. This junction can become congested in periods of heavy traffic, especially when the railway crossing is closed. Residents expressed problems with getting onto the A30 when traffic is heavy. By introducing nine additional dwellings, the load on this junction (and Cedar Drive itself) increases and will make the situation worse. **Sunningdale Parish Council requests the highways team make a visit to the site.**

3. Structural Concerns

There are several structural concerns with the proposed works.

There are a few unanswered questions in this application – the most important is the lack of any information regarding the SPA and this is contrary to **Policy NR4 of the RBWM Local Plan.**

Conclusion

As previously stated, the Part 20 regulations specifically reference conformance to the Framework (NPPF). The Parish Council and residents have outlined multiple reasons why these additional proposed storeys at Beverley Court fail to conform to the Framework.

Therefore, the Parish Council **strongly requests this application is REFUSED.**

Yours sincerely

Cllr Anne-Catherine Buxton
Chair of Planning Committee