

Minutes for 4 Jun 07

Planning Annex

SPAЕ

Society for the Protection of Ascot & Environs

Matters of record

Number	Application Reference		Proposal
	House	Address Map Ref	

New Planning Decisions

Sunningdale

06/02 809	Land At Playing Field North of Charters School	Charters Road, Sunningdale 4H 17	Car park for 63 cars together with new access from Charters Road.	Green Belt use limited to school hours; concern that traffic must be so arranged that parking on Charters Road is enforceably eliminated and traffic flow improved, not impaired. APPROVED
07/00 277	3	Chanctonbury Drive, Sunningdale 4A 18	part single storey rear/part three storey rear and side extensions. Loft conversion incorporating front and rear dormer windows.	Overdevelopment - ugly roofscape of loft conversion - encroachment on neighbours amenity. WITHDRAWN
07/00 310	Charters	Charters Road, Sunningdale 4H 17	Four bedroom detached house following demolition of existing lodge and erection of lodge gates and piers.	Out of keeping with nearby properties; overlooking neighbour amenity; new emergency entrance too obtrusive in Green Belt. REFUSED
07/00 335	Sunningdale Station Car Park	London Road, Sunningdale 4C 18	Kiosk style coffee bar and taxi office.	Concern over possible nuisance, security and litter. NOT DETERMINED
07/00 553	Land R/o Majestic Wine Warehouse	London Road, Sunningdale 4C 18	Outline application for the construction of 3 X 1 bed flats with covered parking following demolition of existing garage/stores.	Should only be permitted as affordable housing. REFUSED
07/00 782	Tylney Lodge	Devenish Road, Sunningdale 3G 17	Consent to fell a Sweet Chestnut, an Oak a Silver Birch and a Sweet Oak, coppice two Hollies, reduce height of a further Holly and reduce laterals of an Oak. (Trees)	Request Tree Officer to view this and 07/00986 regarding sound arboriculture reasons for removal. APPROVED
07/00 824	12	Sunning Avenue, Sunningdale 4A 18	Five bedroom detached house.	Objection of backland development. Previous refusal regarding housing overprovision and Special Protection Area regulations still apply. REFUSED
07/00 986	Tylney Lodge	Devenish Road, Sunningdale 3G 17	Consent to fell a Pine tree. (Trees)	Request Tree Officer to view this and 07/00782 regarding sound arboriculture reasons for removal. REFUSED
07/01 019	Merrowdene	Earleydene, Sunningdale 5F 17	Change of use of detached outbuilding from residential to office use.	Has to conform with Green Belt restrictions. WITHDRAWN
07/01 126	10	Park Crescent, Sunningdale 3B 18	Single storey front extension.	APPROVED

Winkfield

07/00 209	121-125 Fernbank Road, Winkfield 5B 8	Outline application for the erection of 12no. two bedroom flats and 2no. one bedroom flats with associated parking, including details of access on to Fernbank Road and demolition of 121, 123 and 125 Fernbank Road. (Outline)	Property is within 5kms of the Look Out SPA. Application is without compensating open space as required. REFUSED
-----------	---------------------------------------	---	--

New Appeals

Sunninghill

07/00 499	Oaktree Corttage Watersplash Lane, Ascot S/hill 4H 9	Front and rear extensions and first floor extension to convert existing bungalow into 3 bedroom detached house, plus open front entrance porch and detached single garage.	Concern that may exceed Green Belt guidelines. Similar application already at appeal. APPEAL ?? NO DATE YET
-----------	--	--	---

New SPAE Observations

Sunningdale

07/01 028	Charters Charters Road, Sunningdale 4H 17	Two storey estate management building comprising equipment storage, open fronted car valet area and offices.	Special circumstances need to be proved for this extra building in the Green Belt, especially in its commercial 24 hour projected image.
07/01 090	Greystones London Road, Sunningdale 4C 18	Two storey block with accommodation in roof space and basement parking with leisure facilities, comprising 15 X 2 bed flats, surface parking, bin stores, landscaping and 1.8m high boundary wall with 2.2m high electrically operated entrance gates, modifications to existing access following demolition of existing dwelling.	If treated as new application, needs to be tested against Special Protection Area and Housing Overprovisions regulation.
07/01 112	Land to rear of Midway Lady Margaret Road, Sunningdale 5B 18	Outline application for the construction of one detached dwelling, alterations to existing crossover to form new access onto Lady Margaret Road. (Outline)	Backland development in flood plain - may be water voles present. Special protection Area and Housing Overprovision regulations.
07/01 175	2 Galton Road, Sunningdale 3B 18	Single storey side, part single, part two storey rear extensions.	Possibly excessively overlapping on party wall in second storey.
07/01 177	Bramley Church Road, Sunningdale 3C 18	Single storey infill link extension between garage and house and raising of existing garage roof to provide store room.	Concern over possible adverse effect on street scene near to conservation area
07/01 189	Fairfield House London Road, Sunningdale 4C 18	15 X 2 bed flats with bin stores, landscaping, parking provisions and alterations to access onto London Road following demolition of existing dwelling.	Overdevelopment - possibility of carpark damaging screening trees. Nearness to Special Protection Area. Overprovision of Borough's housing allocation.
07/01 190	Fairfield House London Road, Sunningdale 4C 18	14 X 2 bed flats with bin stores, landscaping, parking provision and alterations to access onto London Road following demolition of existing dwelling.	Overdevelopment - possibility of carpark damaging screening trees. Nearness to Special Protection Area. Overprovision of Borough's housing allocation.

07/01 294	Land At Verona Fathers Church Sacred Heart College	London Road, Sunningdale 4C 18	1 X 4 bedroom dwelling using existing access onto London Road.	Needs to prove special circumstances for extra dwelling in Green Belt. Nearness to Special Protection Area. Overprovision of housing allocation.
07/01 334	Toby House	Shrubbs Hill Lane, Sunningdale 3E 19	Five bedroom detached dwelling with accommodation in roof space following demolition of existing.	Concern that permitted development rights have already been used up prior to this application.
07/01 342	Ash Lodge	Station Road, Sunningdale 3C 18	Single storey rear extension.	Concern regarding Tree Preservation Order on tree in rear garden.

Sunninghill

07/01 059	Netherwells	London Road, Ascot S/hill 6G 9	First floor extensions to convert existing bungalow into a 3 bedroom house with entrance porch and chimneys.	Proposed addition disproportionate; over and above size of original and harmful to openness of the Green Belt.
07/01 193	Ascot Trust Ltd St Georges School	Wells Lane, Ascot S/hill 1F 17	Two sets of each of 10 no. 8 metre high floodlights to existing tennis courts.	Lighting in this rural Green Belt setting is considered harmful to openness of the Green Belt.
07/01 245	Burwood House	Ravensdale Road, Sunninghill 2E 17	Five bedroom detached house and garage (amendment to permission 06/01516 formerly known a Land at Hylands).	Dwelling already of greater scale than appropriate for this site. A further front dormer would additionally be harmful to neighbour amenity.
07/01 323	21	Agincourt, Ascot S/hill 6G 9	Consent to fell 1 Yew. (Trees)	Concern that the grounds are not sufficient to support felling.
07/01 364	Coronation House	Coronation Road, Sunninghill 4E 17	Certificate of lawfulness to determine whether the proposed detached outbuilding and conversion of existing garage to habitable accommodation is lawful. (Lawful use)	Not an appropriate location for stables.

Winkfield

07/00 393	Land At Swinley Edge	Coronation Road, Winkfield 4E 17	Outline application (including siting and means of access) for the erection of detached house and garage accessed from Coronation Road. (Outline)	Very similar to previous application which was rejected on appeal. Therefore object on same grounds as previously.
07/00 455	Copper Beeches 102	Locks Ride, Winkfield 3H 7	Single storey double detached garage following demolition of existing garage to front.	Comment only - ask tree officer to ensure foundations do not impact surrounding trees.
07/00 475	Berkshire Cottage	Bagshot Road, Winkfield 6F 17	Two storey side/rear extension.	Comment only - this property is in Green Belt. ask Planning Officer to ensure compliance with GB1 of local plan.