

DEVELOPMENT CONTROL PANEL

4 December 2019

Item: 6

Application No.:	19/01701/FULL
Location:	Sandridge House Including The Cottage And The Bungalow London Road Ascot
Proposal:	33 No. dwellings, with associated parking and landscaping following demolition of existing buildings.
Applicant:	Patrick Homes Limited
Agent:	Mr Matt Hill
Parish/Ward:	Sunninghill And Ascot Parish/Ascot & Sunninghill

If you have a question about this report, please contact: Jo Richards on 01628 682955 or at jo.richards@rbwm.gov.uk

1. SUMMARY

- 1.1 There is no objection to the loss of the existing care home on the basis that it is no longer fit for purpose and all former residents have been rehoused elsewhere in the Borough. This requirement has been satisfied through the submission of formal comments within the Planning Statement supporting the application.
- 1.2 The overall height, mass, siting and external appearance of the development results in a building of significant bulk which is lacking in design coherence. The development would be at odds and incompatible with the surrounding development such that it would be harmful to the street scenes of both London Road and Geffers Ride and the character of the area in general.
- 1.3 The scale, height and external appearance of the building would have an adverse impact on the setting of All Saints Church resulting in less than substantial harm to this grade II listed heritage asset.
- 1.4 The height, scale and proximity of the development to the north and west boundaries of the site, coupled with the significant number of habitable windows, balconies and terraces facing neighbouring gardens and properties, would result in an unneighbourly form of development which would appear overbearing and obtrusive to neighbouring occupants and result in harmful levels of overlooking.
- 1.5 The proposed development would be harmful to on-site and off-site trees resulting in their loss, which would be harmful to the sylvan character of the area.
- 1.4 The application site lies within the Thames basin Heaths SPA 5km buffer zone wherein any proposals for residential intensification must provide mitigation for the harm to the SPA. As the proposed number of units is greater than 9, the development cannot rely on the remaining capacity at the Council's strategic SANG Allen's Field. It has not been demonstrated that the mitigation for the harm to the SPA can be provided elsewhere.
- 1.6 The application is insufficient with regard to survey work on bats. Further surveys are required to determine the presence / absence of roosting bats within the tree with moderate potential to support roosting bats and to inform the relevant mitigation.
- 1.7 The application states that 10 affordable units would be provided as part of the scheme but no details of this have been submitted with regard to tenure and furthermore there is no legal agreement in place to secure their provision.
- 1.8 The applicants have failed to provide sufficient information relating to surface water drainage and flooding to satisfy the requirements of the Lead Local Flood Authority.

<p>It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 12 of this report):</p>	
1.	The proposed development, as a result of its height, mass, siting and external appearance results in a building of significant bulk which is lacking in design coherence. The development would be at odds and incompatible with the surrounding development such that it would be harmful to the street scenes of both London Road and Geffers Ride, to the detriment of the character of the area.
2.	The scale, height and external appearance of the building would have an adverse impact on the setting of All Saints Church resulting in less than substantial harm to this grade II listed heritage asset.
3.	The proposed building, by reason of its overall scale, height and proximity to the north and west boundaries of the site would have an overdominant, overbearing and unneighbourly impact on the adjacent properties within Geffers Ride. Furthermore, the large number of windows at first floor level and above, together with the balconies and terraces in the north and west elevation, would give rise to overlooking and loss of privacy (actual and perceived) to the adjacent properties within Geffers Ride and to the adjacent nursery at All Saints Village Hall.
4.	The proposal would result in an unacceptable impact on important trees within and outside the site. The loss of these trees would be harmful to the character of the area.
5.	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.) Regulations, and which is also designated as a Site of Special Scientific Interest [SSSI]. This would arise through increased visitor and recreational pressure on Chobham Common, as a constituent part of the SPA, causing disturbance to three species of protected, ground-nesting birds that are present at the site. In the absence of an assessment to show no likely significant effect, including sufficient mitigation measures to overcome any such impact on the SPA, and in the absence of financial provision towards the Strategic Access Management and Monitoring (SAMM) project and the provision of Suitable Alternative Natural Greenspace (SANG) noted in the Council's Thames Basin Heaths Special Protection Area SPD or satisfactory alternative provision, the likely adverse impact on the integrity of this European nature conservation site has not been overcome.
6.	It has not been demonstrated that the scheme would have an acceptable impact upon bats, which are a protected species.
7.	The application states that 10 affordable units would be provided as part of the scheme but details of this have been submitted with regard to tenure and furthermore there is no agreement in place to secure their provision.
8.	Insufficient information has been submitted with regards to surface water drainage.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on the northern side of London Road, Ascot and consists of a detached building formerly used as a care home (C2 use class). The land to the south of the site is in the Green Belt and there is an area TPO which covers all the trees within the site

(007/2016/TPO). The site is also located within the Thames Basin Heath Special Protection Area (SPA) 5km buffer zone.

- 3.2 The surrounding area is predominantly residential in character with modest detached dwelling houses located to the north and west of the site, and flatted development to the east known as Grand Regency Heights. Grade II listed All Saints Church adjoins the western boundary of the site. The Council's Townscape Assessment identifies the site as being located within the Townscape Area 'Executive Residential Estates'.

4. KEY CONSTRAINTS

- 4.1 Thames Basin Heaths SPA 5km buffer zone

Adjacent to listed building

Access onto A road

Area Tree Preservation Order

Green Belt to south

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The proposal is for the replacement of the existing building, a former care home, with a single apartment block comprising 33 residential units to be sited in in the rear part of the site. The building would comprise 5 storeys of development with an approximate height of 15.6m.
- 5.2 The proposal would comprise 11 x 1-bed, 18 x 2-bed and 4 x 3-bed apartments (including 10 affordable units). Parking would be partly within a basement area underneath the building and partly on a surface car park within the site frontage.
- 5.3 There is no relevant planning history to the site, although this proposal follows two pre-application enquiries.

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

- 6.1 The main Development Plan policies applying to the site are:

Issue	Local Plan Policy
Design in keeping with character of area	DG1
Acceptable impact on appearance of area	DG1, H10 H11
Acceptable impact when viewed from nearby occupiers	H10, H11
Maintains acceptable level of privacy for nearby residents	H10, H11
Maintains acceptable level of daylight and sunlight for nearby occupiers	H10, H11
Sufficient parking space available	P4
Acceptable impact on the highway	T5
Acceptable impact on trees important to the area	N6

Mitigation for Thames Basin Heath Special	T6, R3, IMP1
Acceptable impact on Public Rights of Way such as public footpaths or bridleways	R14
Community facilities	CF1

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Adopted Ascot Sunninghill and Sunningdale Neighbourhood Plan (2011-2026)

Issue	Neighbourhood Plan Policy
Design in keeping with character and appearance of area	DG1, DG2 and DG3
Housing	H1, H2
Highways	T1
Trees	EN2

These policies can be found at

https://www3.rbwm.gov.uk/info/200209/planning_policy/477/neighbourhood_plans/2

Adopted The South East Plan – Regional Spatial Strategy

Issue	Plan Policy
Thames Basin Heaths Special Protection Area	NRM6

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2019)

Section 4- Decision-making

Section 9- Promoting Sustainable Transport

Section 12- Achieving well-designed places

Section 14- Meeting the challenge of climate change, flooding and coastal change

Section 16- Conserving and enhancing the historic environment

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Sustainable Transport	IF2
Housing mix and type	HO2
Affordable housing	HO3
Housing Density	HO5
Flood risk	NR1
Pollution (Noise, Air and Light)	EP1, EP2, EP3, EP4
Nature conservation and Thames Basin Heath SPA	NE1, NE2
Listed Buildings	HE2
Community facilities	IF7

Borough Local Plan: Submission Version Proposed Changes (2019)

Issue	Local Plan Policy
Design in keeping with character and appearance of area	QP1, QP3
Sustainable Transport	IF2
Housing mix and type	HO2
Affordable housing	HO3
Flood risk	NR1
Pollution (Noise, Air and Light)	EP1, EP2, EP3, EP4
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Community Facilities	IF6

- 7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.
- 7.2 In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV which are now out to public consultation until Sunday, 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the Proposed Changes are submitted to the Inspector. In due course the Inspector will resume the Examination of the BLPSV. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above both should be given limited weight.
- 7.3 These documents can be found at:
<https://www3.rbwm.gov.uk/blp>

Supplementary Planning Documents

- RBWM Thames Basin Health's SPA

Other Local Strategies or Publications

- 7.4 Other Strategies or publications material to the proposal are:
- RBWM Townscape Assessment
 - RBWM Parking Strategy
 - Affordable Housing Planning Guidance

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

46 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 11th July 2019 and the application was advertised in the Local Press on 4th July 2019

75 letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Impact and loss of on and off site trees. These trees are important for screening purposes and character value	See section vi
2.	Impact on wildlife and ecology	See section vii
3.	Harmful overlooking to neighbouring occupiers in Geffers Ride from large numbers of windows, terraces and balconies	See section iv
4.	A 5 storey building is totally out of character with the surrounding 2-storey residential properties	See section ii
5.	The building will be over-bearing and result in loss of light and outlook to neighbouring occupiers	See section iv
6.	Noise nuisance and light pollution	See section iv
7.	Significant and dangerous traffic issues, congestion, poor visibility, impact on pedestrians, nursery children	The Highways Authority have not objected to the application. See section v for further detail
8.	Significant impact on drainage systems as a result of the development. Surrounding properties are already subject to flash flooding. Insufficient foul water and surface water provisions	See section ix
9.	The proposal would have an adverse impact on the setting of All Saints' Church which is a grade II listed building due to its height and external appearance	See section iii
10.	Overdevelopment of the site. Cramped, loss of spaciousness. Density inappropriate	See section ii
11.	Insufficient parking	The proposed level of parking accords with the Council's car parking standards
12.	The external appearance and materials are out of keeping with All Saints Church and the character of the area	See sections ii and iii
13.	The planting of trees would not screen the proposed building/reduce the harm	See section vi
14.	The proposed flats are on land significantly higher than Geffers Ride	See section ii
15.	The modern apartment block would be out of character	See section ii
16.	The development will overlook the adjacent nursery resulting in safeguarding issues. The impact on the business would be so severe that it could result in closure of the nursery. The village relies on the nursery to provide childcare for hundreds of children. The entrance to the proposed building would be facing the nursery.	See section iv
17.	Visitors and delivery vehicles would use the church and village hall/nursery car park.	See section v
18.	Increase in traffic and disruption during construction phase	See section v
19.	The proposal does not comply with the Neighbourhood Plan	See section ii

20.	The site is not accessible, bus services are infrequent. Lack of pedestrian crossing. A travel plan has not been submitted	The Highways Authority have not objected to the development subject to the receipt of further information. See section v
21.	The proposed building should not be a landmark building. Grand regency heights is already a 'landmark building'	See section ii and iii
22.	An application for the listing of Sandridge House has been made to Historic England	This is noted but is not a reason to hold off making a decision on the application.
23.	Contrary to Townscape Character Assessment	See section ii
24.	Public consultation by the applicants has not be carried out sufficiently and comments from residents have been ignored.	See section x
25.	Impact on neighbours at Grand Regency Heights in terms of overlooking and loss of outlook	See section iv

Statutory consultees

Consultee	Comment	Where in the report this is considered
LLFA	Objections on grounds that surface water runoff is to be discharged to an existing combined sewer which Thames Water Records indicate is a foul sewer.	Section ix

Consultees

Consultee	Comment	Where in the report this is considered
Parish Council	<p>The committee felt that the application is an over development of the site at 70 dph and is contrary to NP/H1 – Development Briefs. There is no development brief or a statement of community consultation. Contrary to the statements in paragraphs 3.9 – 3.12 in the planning statement, there was only limited consultations with residents. The exhibition was held for five hours, less than three weeks before the planning application was submitted. It was held over 2.5 miles from the site and outside the parish. Sunninghill & Ascot Parish Council was not notified or invited to the exhibition.</p> <p>The committee agreed that the NPPF, the emerging BLP and the AS&S NP all require a mix of dwelling types. In Sunninghill & Ascot Parish the majority of recent applications have been for flats and this development adds further to the imbalance of the mix.</p> <p>The committee believe that there will be a significant loss of amenity to residents in Geffers Ride. Table 8.1 of the emerging borough wide design guide requires a separation</p>	These comments are addressed in the main report

	<p>of 30m where the relationship is between 2 storey houses and a block of flats above 2 storeys. All the adjacent houses in Geffers Ride are within this distance. The separation with Grand Regency Heights is less than 20m. The Committee felt that the extensive terraces in the flats look right down (at 45 degrees) into the gardens of the houses in Geffers Ride, which are only between 9m and 13m from the face of the new building. The 4th floor terrace is extensive and lower flats have a balcony. The plans show that the ground falls away from the rear of the new development towards Geffers Ride, making the height effectively 6+ storeys (20m) (not 'up to 5 storeys' as stated in 4.3 of the planning statement).</p> <p>The committee noted that the tree screen on the boundary with the properties in Geffers Ride is new planting, and will therefore offer little screening and that the external amenity space is too small for the number of flats. It was also noted that no environmental assessment has been provided, contrary to NP/EN4. A bat survey of the existing building should be carried out as there is plenty of wildlife in the site and the loss of trees will greatly affect the biodiversity of the area. There will also be a loss of light particularly in Winter, to the neighbouring properties, but no light survey has been provided.</p> <p>The development lies between a Grade II listed church and Grand Regency Heights, which is of a 'traditional' style, whereas the proposed building is modern with a flat roof. The church, houses in Geffers Ride and most of this site are classified as 'Executive Residential Estates' in the Townscape assessment.</p> <p>The development would totally dominate the houses in Geffers Ride and therefore the committee believe that the proposed development is harmful to both the character of the area and the setting of the church, a heritage asset.</p> <p>The committee was also concerned that the form of tenure for the affordable homes was not given.</p>	
Highways	No objection subject to the submission of further information relating to visibility splays, cycle parking and details of trip analysis	See section iv for full comments
Trees	Objections relating to impact and potential loss of on site and off site trees.	See section vi for full comments.
Ecology	<p>Further surveys are required to determine the presence / absence of roosting bats within the tree with moderate potential to support roosting bats and to inform the relevant mitigation. The results of these surveys and any mitigation should be submitted prior to the determination of this application in line with the government Circular 06/05: Biodiversity and Geological Conservation quoted above.</p> <p>In addition, the risk of the works impacting on birds, reptiles, and mammals will need to be mitigated and, in line with the above policy, secured via planning conditions:</p>	See section vii

	<ul style="list-style-type: none"> i. Construction Environment Management Plan (CEMP: Biodiversity), including precautionary measures for designated sites, reptiles, nesting birds and mammals, and a non-native invasive species method statement. ii. Biodiversity enhancement plan. iii. Wildlife-sensitive lighting scheme. 	
Conservation	The loss of the existing building and its replacement with a substantially taller and bulkier building of non-traditional design would cause less than substantial harm to the significance of the Listed Building and would result in the loss of a non-designated heritage asset which positively contributes to the understanding of the history of the area. Conservation would not support the application.	See section iii for full comments.
Archaeology	The application site falls within an area of archaeological significance. Therefore a condition is recommended in order to mitigate the impacts of the development.	Noted
Thames Water	Recommends condition relating to Foul Water and surface water infrastructure	Noted
Design Consultant	<p><i>Siting</i></p> <p>While it is understood that consideration of the setting of All Saints Church, a listed building, has been a factor in the siting of the building towards the rear of the site, it is noted that policy and NP/DG2 in particular requires all new development to respect established building lines where this is important to the character and appearance of the area.</p> <p>It is considered that the siting of the building towards the rear of the site is a retrograde step as the existing building on site contributes to an established building line along London Road, which is an important aspect of the character of the area.</p> <p><i>Form, scale and massing</i></p> <p>The building plan form and irregular shape are considered to result in a building that lacks design coherence. The step backs and tiered effect appear as fussy and overly complicated contributing to the incoherent appearance.</p> <p>While the siting of the building seeks to optimise development in response to the site constraints, and the form is cut away to achieve maximum separation from the surrounding buildings, this results in a building with little design integrity.</p> <p>It is noted that the building does not exceed the height of the adjacent Grand Regency Heights but the scale of the building particularly the long side and rear elevations results in a very bulky appearance, quite at odds with the low scale residential buildings around it to the north and west.</p> <p>The dense boundary screening provided by the existing mature trees mitigate to an extent the impact of this on the surroundings.</p>	These comments are explored in section ii of the report

	<p><i>Appearance and materials</i> The materials palette and detailing includes brick soldier courses, stone keystones above the windows, large stone cills, and stone banding. This provides a superficial traditional styling referencing the adjacent Grand Regency Heights. The grey cladding as fourth floor is of a different language. The superficial styling is considered to be at odds with the shape and form of the building and therefore the materials contribute to rather than mitigates the lack of overall design integrity and quality</p> <p><i>Townscape Character</i> Policy NP/DG1 (Respecting the Townscape) states that development proposals should respond positively to the Local Townscape and that the RBWM Townscape Assessment report should inform the design approach in a planning application. The site is located within the character area 'Executive Residential Estates' but abuts the 'Post War Residential flats' townscape. Pre application advice accepted the appropriateness of a flatted scheme and this is not at issue.</p> <p>It is noted that the guidance for Executive Residential Estates townscape character area states: 'Sensitive contemporary design which responds to its immediate context will be appropriate, where is makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may also be appropriate.'</p> <p>The proposed building does not represent sensitive design and its awkward shape, scale and bulk do not respond well to its context and is considered incongruous within the townscape. It would however be screened to an extent by existing trees.</p>	
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Others

Group	Comment	Where in the report this is considered
SPAЕ	<p>Objection:</p> <ul style="list-style-type: none"> • The proposal is not in keeping with the designated townscape assessment of the area "Executive Residential Estates" • Overdevelopment of the plot • Impact on neighbours in Geffers Ride including loss of light, light pollution and obtrusiveness • The access is close to the Heatherwood Hospital roundabout which is busy an congested • It is not clear what the SANG arrangements area • BFC have 2 major development and therefore they should be consulted about traffic volumes • Reducing the height from six to five storeys does not make the new application acceptable 	See main report for consideration of these comments

	<ul style="list-style-type: none"> The application as it has not been put forward in the Housing and Economic Land Availability Assessment dated December 2018, Contrary to Neighbourhood Plan 	
RBWM Access Forum	The Access Advisory Forum is concerned that there are no proposed apartment that will be built to Part M 4.2 or above.	Noted
The Victorian Society	The demolition of Sandridge House would result in the loss of an historic building of architectural and historical value. Sandridge house is linked historically to All Saints Church	See section iii

9. EXPLANATION OF RECOMMENDATION

The key issues for consideration are:

- i Principle of loss of care home
- ii Principal of residential development and impact on character
- iii Impact on Heritage
- iv Impact on neighbours
- v Parking/Highways
- vi Trees
- vii Ecology and impact on Thames basin Heaths SPA
- viii Affordable Housing
- ix Drainage
- x Other material planning considerations

Principle of change of use

- 9.1 Whilst the site is vacant, the existing lawful use of the building as a care home is deemed to be a use which serves the local community as it provides a specialist form of residential care which would be lost through the proposed development. As such it is considered that the provisions of adopted policy CF1 (Community Facilities) and paragraph 90 of the NPPF apply in this case and the Council therefore need to be satisfied that there is no longer a need for the facility or that acceptable provision has been made elsewhere. The Planning Statement sets out that the Care Quality Commission (CQC) recorded the overall service rating for Sandridge House as inadequate and furthermore, as a consequence of the special measures process, the care home closed and all the patients were relocated. Due to the disrepair of the building it would need significant refurbishment to bring the building up to modern day standards. Furthermore, as all patients have been relocated to other care homes with higher service ratings, the applicant claims that there is no longer a requirement for Sandridge House to remain in use as a care home. No information has been received to the contrary and therefore the Council is satisfied that the requirements of policy CF1 have been met.

Impact on the Character of the Area

- 9.2 The site lies within a settlement area outside of the Green Belt. Existing development surrounding the site is predominantly residential, albeit that there are other uses within the immediate surroundings including All Saints church and the associated church hall to the west of the site. Residential intensification in such areas is acceptable in principle and new development should adhere to the recommendations of the Townscape Character Assessment and neighbourhood plan policies to ensure there is an acceptable impact on the character of the area.
- 9.3 Policy NP/DG1 (Respecting the Townscape) states that development proposals should respond positively to the Local Townscape and that the RBWM Townscape Assessment report should inform the design approach in a planning application. The Council's Townscape Assessment identifies the site as being located within the Townscape Area 'Executive Residential Estates' the key characteristics of which include low density development, built form defined by suburban detached two storey houses and large housing set in large open plots. Whereas the neighbouring site to the east, the Grand Regency Heights, resides within a 'Post War Residential flats' townscape. Given that the site is on the edge of the lower density Townscape Character zone and comprises a large single building, and furthermore that the adjacent development to the west is a high density flatted development, it is considered that the principle of a flatted development is appropriate for this site. It should be noted at this point that the application site form one of the housing allocations within the emerging Borough Local Plan (AL32). Whilst this is only to be given limited weight at this time, it is important to note that the allocation seeks a development of approximately 25 units which is of high quality and sensitive design, and which responds to the immediate context and character of the area.
- 9.4 Neighbourhood Plan Policy NP/H2.2 (Mix of Housing Types) advises that development proposals for new dwellings will be expected to contribute to the aim of ensuring a balanced mix of housing in the Plan area. Dwellings should be in size and type, in keeping with the size and type of dwellings already prevalent in the surrounding area except where there is a demonstrable need for alternative type or size of home. The proposal includes a mix of 1, 2 and 3-bed apartments which would contribute positively towards the mix of housing in the local area, which includes both larger detached dwellinghouses and smaller flats.
- 9.5 The existing building, which is of a traditional design and a subordinate scale in relation to its plot, contributes positively to the character of the area. Whilst its loss is not objected to in principle, it means that any replacement building would have to contribute as positively to the character of the area to ensure that no harm arises as a result of the development.
- 9.6 The proposed building is L-shaped in footprint and takes up a substantial part of the rear section of the plot. The siting of the building in the rear part of the site to avoid protected trees means that the proposed development does not respect the building line on this side of London Road. Neighbourhood Plan policy NP/DG2 recognises the importance of building lines where they contribute to the character of the areas, as it does in this case.
- 9.7 Whilst the proposed building respects the height of the adjacent flatted development, Grand Regency Heights, it does not respect the fact that the application site also lies adjacent to All Saints church (which is equivalent to a two-storey building) and is surrounded by domestic scale dwellings to the north and north-west in Geffers Ride. At 15.6m in height it is considered incompatible with the neighbouring church and residential dwellings in Geffers Ride. Furthermore, the width and depth of the building gives rise to a significantly bulky form which does not respects the surrounding development which is more subservient in nature.
- 9.8 The shape and form of the building tends to be more contemporary in its approach, however the materials palette (apart from the grey cladding to the roof) and design detailing, takes on a more traditional design. This leads to a superficial style which is at odds with the layout and shape of the building. Furthermore, the tiered nature of the building, designed to reduce the impact to surrounding properties, results in an overly fussy appearance which would be prominent within the surroundings and at odds with nearby existing development. Overall there is considered to be a lack of clear design coherence, which coupled with the overall height and mass would result in

the building appearing bulky and incongruous in the street scene of London Road when viewed against the adjacent buildings. Furthermore, the development would be very apparent from Geffers Ride and appear as an incongruous and dominant structure behind the low lying two-storey dwellings which are spaciouly set out in this street scene.

Heritage

- 9.9 The site is located adjacent to the Grade II Listed All Saints Church to the west. Centred in a large plot, the existing building is two storeys, with some single storey elements as later additions. Constructed in red brick with an English bond, burnt header courses split the elevations. The windows are white painted timber casements topped with brick arches and herringbone infill. Cast iron black hoppers display a date of 1913. The roof is welsh slate with red clay ridge tiles and exposed rafter tails painted white. Internally the building appears in good condition with a large timber doglegged open stair with lantern above.
- 9.10 The Conservation Officer describes the history of the building within the detailed consultation comments as follows: The building appears on O.S maps in 1871 (but thought to have been built before), it was then extended 1899 and again in 1930. In 1939 the building was renamed Grenville House when the Maurice Home for Girls, Ealing was evacuated to Ascot after the outbreak of the Second World War. It was officially opened in 1946 by Princess Marie Louise, when the society decided to make Ascot the permanent residence for the girls. In 1959 the Home was closed for conversion to a nursery. It reopened a year later with the arrival of the children from the Princess Helena Victoria Nursery, Catford, London. The Home was officially renamed as the Princess Helena Victoria Nursery in 1961 and closed in 1969 as there was a lessening need for a nursery in the area.
- 9.11 Due to the buildings history and good architectural detailing, it is considered to be a non-designated heritage asset, which contributes not only to the setting of the Grade II Listed All Saints Church, but to the wider area of Ascot. Once a town characterised by its ambitious villas used by the highest of society during the racing season, Ascot has seen many of its large residential properties replaced. Those that remain have an arguably higher significance due to this loss.
- 9.12 To the south of the church is Englemere Wood, the Coach House and Englemere Lodge which were built in a similar period to Sandridge House with very similar detailing such as exposed rafter tails painted white, shape of arches above white painted timber windows, undulating roofs, overhanging eaves and colour of brickwork. The removal of Sandridge House would remove one of the few historic buildings remaining in this area of Ascot and in the setting of All Saints church. It is argued that this set of buildings can be considered as part of the immediate and wider setting of the Listed Building. The establishment of a new and much larger block of flats, in a completely different style to the surrounding dwellings would have an obvious and negative impact and would not be considered to “[preserve] the building or its setting” which would be contrary to para. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.13 The proposal would be assessed against policy LB2 of the Local Plan and HE1 of the emerging local plan (albeit this policy is given limited weight at this stage). Furthermore, the NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Historic England’s 2015 document “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 states ‘Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting.’
- 9.14 The setting of All Saints Church has already been harmed significantly due to the demolition of the Rectory, which until the 1930’s was located directly to the north of Sandridge House, and the

demolition Englemere Hill, the small estate which surrounded the church on to the north and west. By demolishing Sandridge House this will sever the last link that All Saint's Church has to its historic setting. The proposals would therefore be considered to cause less than substantial harm to the Listed Building by demolishing a building which positively contributes to its setting and to the understanding of the history of the area.

- 9.15 Whilst the proposed building would be set further back than the existing and would have decent coverage from mature greenery when viewed from the church site itself, the contribution of a setting to its heritage asset is not just comprised of the way the building is visually experienced, it is just as much found in the experience it provides and the historical understanding it affords.
- 9.16 Notwithstanding the concerns regarding the total demolition of the existing building, at 5 storeys, the proposed units would be twice the height of the existing and therefore the character of the proposals would be at odds with that of the existing. Indeed the design and access statement states that the proposal "seeks to create a focal building in a prominent location while responding to the built form within the vicinity". The character of the existing building is not one of a focal nature, being of local vernacular and architecture and sitting neatly behind a row of existing mature trees. The creation of a new "focal building" would be out of keeping with the character of the area, in which detached houses sit subtly in the suburban landscape, and would cause harm to the significance of the Listed Building.
- 9.17 Additionally, the proposed architecture is confused with architectural detailing that does not respond to the existing historic building on site or that surrounding, but picks up on design elements from the neighbouring Grand Regency Heights. The proposed development is a modern building which is not considered to positively contribute to the area or historic setting of the church. Therefore design cues taken from this building would not be enhancing the area or setting of the church in any way.
- 9.18 To conclude this section of the report, the proposed development is considered to be harmful to the setting of the grade II listed All Saints Church, both in terms of the direct impact from a tall, bulky development of incoherent design qualities and through the loss of a positive appearing building which contributes to the history of the area. Whilst Sandridge House is not a designated asset and its loss is not objected to in principle, for a proposal to be acceptable in heritage terms any replacement building would need to contribute as positively to the character of the area and the setting of the listed church as the existing building does. The current proposal does not achieve this.

- **Impact on neighbouring properties**

- 9.19 The site shares a common boundary with two-storey residential properties to the north and west which are accessed from Geffers Ride. These properties are of a domestic scale, have shallow rear gardens and tend to be set on lower ground level than the application building would be. As part of the officer site inspection each property sharing a common boundary with Sandridge House was visited to ascertain the potential impact on neighbour amenity from the proposed development. For clarity the five residential properties sharing a common boundary with Sandridge House are nos. 17, 18, 25, 26 and 27 Geffers Ride.
- 9.20 The proposed site plan demonstrates that the separation distances between the proposed development and these adjacent properties range from 18m to 34m depending on the positioning of these neighbouring dwellinghouses. In all cases their private amenity spaces are much closer to the proposed development. It was also noted that the ground levels at No.17 Geffers Ride are significantly lower than at the application site (approx. 2m). In addition, consideration has to be given to the scale and height of the proposed development. Whilst the separation distances as described above may be appropriate within residential areas within the district to ensure two-storey development does not give rise to neighbour amenity issues, in this case the development proposed is 5 storeys high at a height of above 15m. It is appreciated that the upper floor of the

development are stepped away from the edges of the ground floor footprint of the building, however they are not stepped in sufficiently enough to prevent a building of this scale and bulk appearing overbearing when viewed from these neighbouring garden areas. In addition, the fenestration on the proposed building is significant and the upper floors of the development are too close to the north and west boundaries of the site resulting in a development which appears significantly over-bearing to neighbouring occupants and which would result in harmful levels of overlooking.

- 9.21 As will be explored further on in the report, there will be significant tree loss in the rear part of the site. Whilst this is not objected to, it would open up the north and west boundaries of the site resulting in the building appearing particularly prominent. A further concern raised is that of light pollution from the development due to the many windows proposed. It is considered that due to the proximity and scale of the building to neighbouring occupiers and the number of windows proposed, immediate neighbouring properties would experience more light pollution than is considered reasonable for a suburban residential area.
- 9.22 The gap of separation between the proposed eastern flank elevation of the building and the neighbouring development, Grand Regency Heights is 27m which is considered an appropriate distance given these two buildings would be of a similar scale and height.

Impact on future occupants

- 9.23 Whilst there is limited amenity space within the site for new residents, this is not uncommon for a development of this nature. Furthermore, the units would have access to terraces and balconies which is considered appropriate for a flatted development.

Highways and Parking considerations

- 9.24 The site is located to the north of the A329 London Road, close to the Heatherwood roundabout. This application is accompanied by a Transport Statement (TS) prepared by Highway Planning Ltd.

Access Arrangements

- 9.25 Access to the site for right-turning vehicles is via a splitter island, and this arrangement will be retained to serve the development. The existing site access will be reconfigured to facilitate two-way traffic flows.
- 9.26 The applicant was advised to provide visibility splays commensurate with the vehicular speeds along the A329 London Road. It is understood that a pre-application document titled *Site Access Appraisal*, included speed surveys of the eastbound traffic along the A329 London Road. The results lead to the proposed visibility splays of 2.4m x 59m at the site entrance, which the TS reports accords with the requirements set out in Manual for Streets 1 and 2. However these have not been submitted with the application.
- 9.27 In addition to the above, the design of the new entrance should ensure that the proposed gates are positioned at least 5.0m from the highway boundary, or 7.0m from the kerb edge to allow a car to be driven off the public highway before the gates are opened. The position of the gates indicated the *Proposed Site Plan [18-J2556-01]* do not satisfy this requirement.
- 9.28 Overall the site access arrangement is considered acceptable. However, the applicant is required to submit an amended plan for the gated entrance and speed survey details. It is considered that were the application being recommended for approval the submission of these details could have been left to condition.

Parking Provision

- 9.29 The development comprises a mix of residential including, 11 x 1 beds, 18 x 2 beds and 4 x 3 beds. Based on the Borough's Parking Standard (2004) the development attracts a demand for 55 parking spaces. The development provides 56 spaces, which includes 19 surface parking spaces and 37 parking bays located in the proposed basement parking forecourt. The design of the basement access ramp complies with best practise guidance identified in the IStructE guidance (*Design recommendations for multi-storey and underground car parks*).
- 9.30 Although the level of parking and the design for both the surface and basement areas complies with the Borough's standard, the applicant is advised to provide electric vehicle charging points at a ratio of 20% active and 20% passive of the total number of spaces provided. This could be sought via condition if the application were to be approved.

Cycle Parking Provision

- 9.31 The development generates a requirement for 33 cycle parking spaces. The Transport Statement reports that the development would provide in excess of the 33 required, which are positioned in several facilities across the development. The first is in a separate store located at ground level which the TS suggests can accommodate 20 cycles. The second facility is located within the ground floor of the building and will accommodate 10 cycles. The TS also reports that there are also several individual storage areas in the basement which can accommodate cycles.
- 9.32 The internal width of the store is too narrow to accommodate 20 cycles. The stands which is presumed to be a Sheffield-type format should be at least 900mm apart. The applicant is advised that ramps designed for cycle and vehicle use should employ measures to reduce vehicle speeds and prioritise safety (e.g., barrier access). Furthermore, the gradient of ramped access for cyclists should not exceed 1:12. The applicant is required to amend the plans and provide the supporting information which has informed the cycle parking design for the development. The design and accessibility to the individual cycle store should also be reviewed. These details could be provided via condition if the application were to be approved.

Servicing Arrangement

- 9.33 The servicing arrangement provisions are considered acceptable as demonstrated in the Proposed Site Plan.

Traffic Impact

- 9.34 The Transport Statement reports that a Site Access Appraisal prepared by iTransport and submitted to the Council sets out potential traffic activity from the existing site and the predicted traffic generation of the residential development. However, this information is excluded from the current submission. For completeness, the applicant is required to submit details of the trip analysis. Incidentally, the applicant is advised that the predicted trip rates featured in paragraph 4.13 of the TS is low when compared to recent residential development proposals in the Ascot area. This information could be submitted via condition if the application were to be approved.
- 9.35 To conclude this section of the report, it is acknowledge that the Highways Officer does not object to the principle of a flatted development of this scale or to the intensification of the vehicular access and increased vehicular movements on the public highway. Further information has been requested however these details are minor and could be requested via condition in the event of a planning permission.

Impact on Trees

- 9.36 A number of trees in the rear half of the site are to be removed. There is no objection to the loss of these trees as they have negligible public amenity. However, there are a number of trees in

the south eastern sector of the site which are proposed to be removed, including two off-site mature Sweet chestnuts in the grounds of Ascot Towers, nos. T42 and T43 which have sizeable stems. They may potentially be considered as veteran. There is a quality Sweet chestnut, T1, and a further 3 trees T2, T4 and T5 which contribute as a group. The removal of all these trees will significantly open up views into the site from London Road and diminish the sylvan qualities both in this and the adjoining site.

- 9.37 Whilst the proposal appears to be tree-led in its positioning, so as to keep it outside the RPA of the retained trees, the building is of such a size/scale that there is little space between it and the RPA of T21 and T17. With the construction of a basement, it is not clear how the proposal will be built without making incursions into the RPA's of these and other trees. One of the surface water distribution pipes on the SUDS plan does make a small incursion into the RPA of the Cedar of Lebanon T17 and Western red cedar T20, and will need to be relocated to outside the RPA's. Other services could infringe RPA's, the applicant will need to demonstrate otherwise.
- 9.38 The proposed site plan 18-J2556-01 shows the existing hedge/tree screening belts along the partial length of boundaries to be replaced with new planting. It is unnecessary to remove existing where these are of reasonable quality.
- 9.39 The applicant has not shown much in the way of hardstanding outside the building footprint and it is likely there will be pressure to install all weather surfacing such as patios and additional paths in future to accommodate the reasonable needs of the occupants and for maintenance purposes. This could compromise the RPA's of retained trees, particularly T20 and T17. One path is already shown through the RPA of T17, but no details have been given of construction, and thus damage to the tree may occur as a result. Shading of patios could also result in pressure to detrimentally prune.
- 9.40 The proximity of the building to the western boundary means it could not be adequately softened when viewed from the two closest properties further to the west. Large growing trees that would achieve a desirable height, would not have the space to mature without causing an unreasonable interference, such as shading, restriction of views and physical contact with the building.
- 9.41 In light of the foregoing, the proposal has not adequately demonstrated the protection of important on site and off site trees which are important features in local landscape and provide good screening to the existing building from the surrounding properties. The proposal therefore does not accord with adopted policies N6 and DG1.

Ecology and Impact Thames Basin Heaths Special Protection Area (SPA)

- 9.42 The Thames Basin Heaths Special Protection Area (the SPA) was designated in 2005 to protect and manage the ecological structure and function of the area to sustain the nationally important breeding populations of three threatened bird species. The application site is located within two kilometres from the closest part of the Thames Basin Heaths Special Protection Area (SPA), which is protected by European and national legislation. This imposes requirements on the Local Planning Authority to protect this sensitive area of natural/semi-natural habitat. Although the Council has an adopted Suitable Alternative Natural Greenspace (SANG) known as Allens's Field, this only has a limited amount of remaining capacity. However this capacity has already been safeguarded for the delivery of submission allocated sites in the BLPSV. Unplanned development using up this capacity could result in sustainably located plan-led developments being put at risk of not being implemented in a timely manner or not at all. To avoid this arising, the Council (through a decision of Cabinet in June 2018) agreed that unplanned development of over 10 dwellings would not be able to rely on capacity at the Council's SANG at Allen's Field and would need to find alternative mitigation.
- 9.43 The Council is proactively progressing options to ensure that additional SANG comes forward through to 2033 to assist in mitigating the impact of new windfall residential developments and

there are a number of opportunities currently available and the council is investigating them all in consultation with Natural England. However, in the absence of available RBWM-provided SANG capacity, developers must provide their own alternative mitigation in line with the requirements set out by the Supplementary Planning Document Thames Basin Heaths SPA.(Part 1). Whilst the planning statement advises that the applicant has engaged in negotiations with a third party SANG, the application does not provide any form of acceptable mitigation in line with the Council's SPD Thames Basin Health's SPA and therefore it has not been demonstrated that the proposed development would not have a significant impact in combination with other plans and projects in the locality on the SPA. Given the foregoing the proposal fails to comply with the Appropriate Assessment and therefore Natural England have not commented on the application.

- 9.44 The Council's Ecologist is satisfied with the majority of information submitted with the application however, further surveys are required to determine the presence / absence of roosting bats. A number of trees were assessed as having potential to support roosting bats. Some of these are to be retained but three trees to be removed were assessed as having low potential to support roosting bats and one with moderate potential to support roosting bats. In line with best practice guidelines, the low potential trees can be soft felled under the supervision of a licenced bat ecologist. However, one tree, of moderate potential, has not been further surveyed. As such, in line with the Bat Conservation Trust's Bat Survey Guidelines, further surveys on the moderate potential tree should be undertaken in order to determine the presence / likely absence of roosting bats.

Affordable Housing

- 9.45 The application is for a development of more than 15 dwellings and therefore there is an expectation in line with adopted policy H3 for affordable housing provision. This is in line with the revised NPPF which advises that affordable housing provision will not be required for developments that are not major developments. The requirements are further explained in the Council's Affordable Housing Guidance Document. The submissions include very limited information relating to affordable housing. Whilst it is stated that 10 of the units would be affordable, there is no details of tenure. With regard to tenure mix the current need is for 80% rented and 20% shared ownership. The 80% rent should then be split to 45% affordable rent and 35% social rent. This is based on the local need identified in the Berkshire SHMA. With no details and no mechanism to secure any affordable housing, the proposal fails to comply with adopted policy H3.

Flooding/Drainage

- 9.46 The proposed drainage strategy drawing indicates that surface water run-off is to be discharged to an existing combined sewer. However, Thames Water indicate this is a foul sewer. Further drainage information needs to be submitted to clarify this point before the Lead Local Flood Authority can support the application.

Other Material Considerations

Development Brief

- 9.47 Neighbourhood Plan policy NP/H1 (Development Briefs) requires that development proposals which include 10 or more dwellings on sites larger than 0.4 hectares shall be required to submit a Development brief and to actively engage in consultation with the Parish Council and the community as part of the design process prior to any planning application being submitted. Furthermore, planning applications for developments which require a Development Brief must be accompanied by a Statement of Community Consultation. The Planning Statement sets out how the applicant has engaged with the community in the lead up to the application sending letters out to adjoining properties and carrying out a public exhibition. Whilst the list of documents submitted with the application do not include a Development Brief and Statement of Community Consultation, it is considered that the information submitted in support of the application which

demonstrates how the application has evolved meets the general aims of policy NP/H1 (Development Briefs). Whilst it hasn't resulted with a scheme which meets the aspirations of the local residents or the Local Planning Authority it cannot be said that the process required by NP/H1 has not been followed.

Housing Land Supply

- 9.48 Paragraphs 10 and 11 of the NPPF set out that there will be a presumption in favour of Sustainable Development. The latter paragraph states that:

For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 9.49 Footnote 7 of the NPPF (2019) clarifies that:

'out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer..).'

- 9.50 The BLPSV is not yet adopted planning policy and the Council's adopted Local Plan is more than five years old. Therefore, for the purposes of decision making, currently the starting point for calculating the 5 year housing land supply (5hyr hls) is the 'standard method' as set out in the NPPF (2019).

- 9.51 At the time of writing, the Council is able to demonstrate approximately 4.5 years of housing land supply. Therefore, for the purpose of this planning application the LPA currently cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).

- 9.52 Footnote 6 of the NPPF (2019) clarifies that section d(i) of paragraph 11 of the NPPF (2019) is not applied where '*policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed*'. **This includes designated heritage assets and habitat sites.** For the reasons set out above the proposed development would harm the integrity of the SPA. Plainly where there is such a restrictive policy in play, and its requirements are not satisfied by the development proposal, it is clear that the "tilted balance" does not apply, and the planning balance is to be carried out in the ordinary way, having regard to the statutory test in section 38(6) of the 2004 Act. This is set out below in the conclusion.

10. PLANNING BALANCE AND CONCLUSION

- 10.1 Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. As set out in paragraph 9.52 it is considered that in this instance the tilted balance should not be applied. However a balancing exercise still needs to be carried out which weighs up the benefits of the scheme against the overall harm which has been identified throughout this assessment,

- 10.2 In respect of economic benefits, it is acknowledged that future residents of the development would make use of local services and spend in local shops. However, as the scheme is for 33 units the impact of this additional spend in the local economy would be limited. The scheme would also result in direct and indirect employment and create a demand for building supplies during the construction phase. Due to the short-term nature of these benefits, this can only be given limited weight.

10.3 The fact that the application site is a housing allocation for 25 units in the emerging Borough Local Plan is also given only limited weight for the reasons described in paragraphs 7.1 and 7.2 above.

10.4 Whilst acknowledging the above limited benefits and that this proposal for 33 units would make a moderate contribution towards the LPA meeting their 5yr hls the proposed development remains contrary to the Development Plan and it is not considered that the NPPF (2019), as a material consideration, demonstrates that in this instance planning permission should be granted.

11. APPENDICES TO THIS REPORT

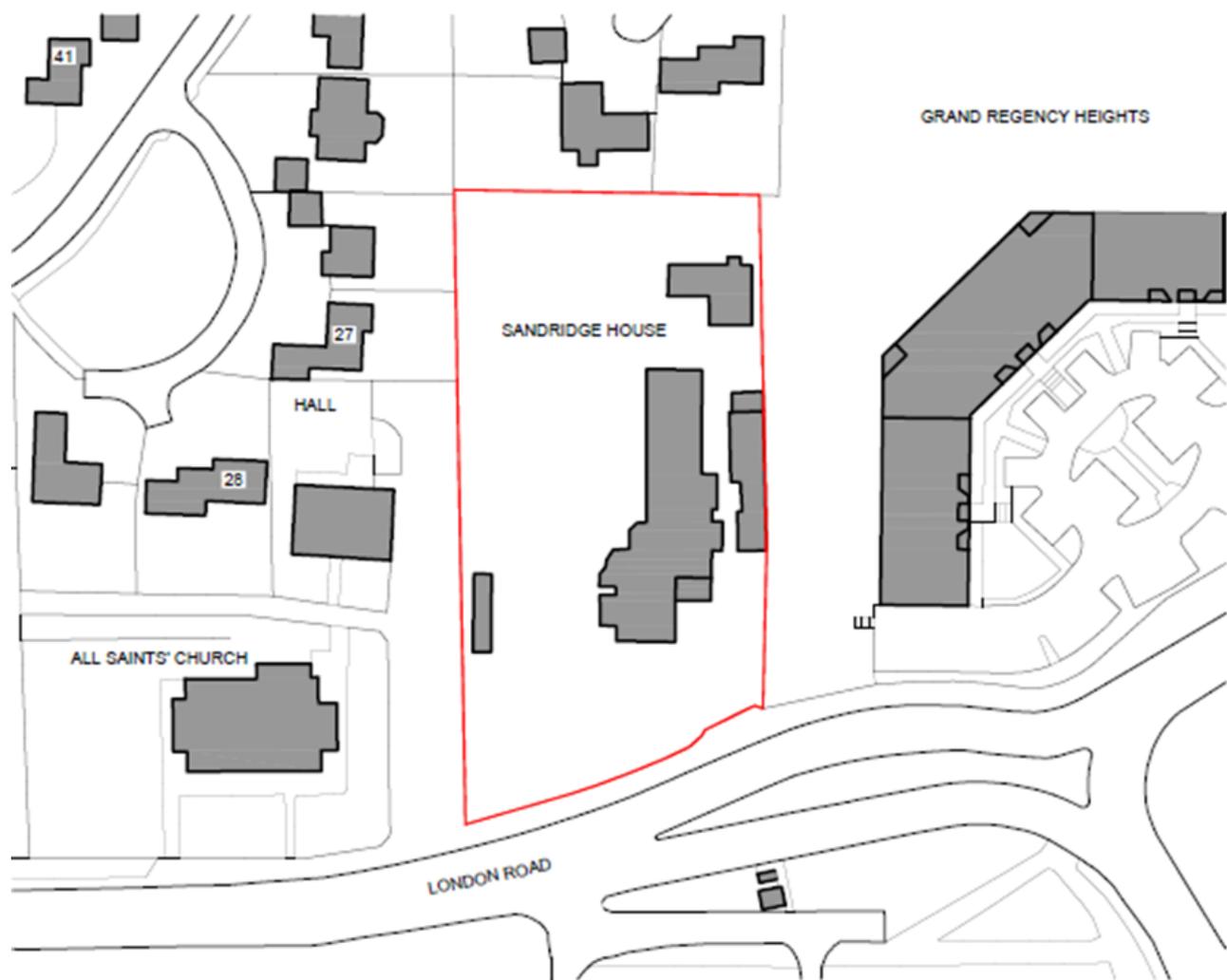
- Appendix A - Site location plan and site layout
- Appendix B – Plan and elevation drawings

12. REASONS RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

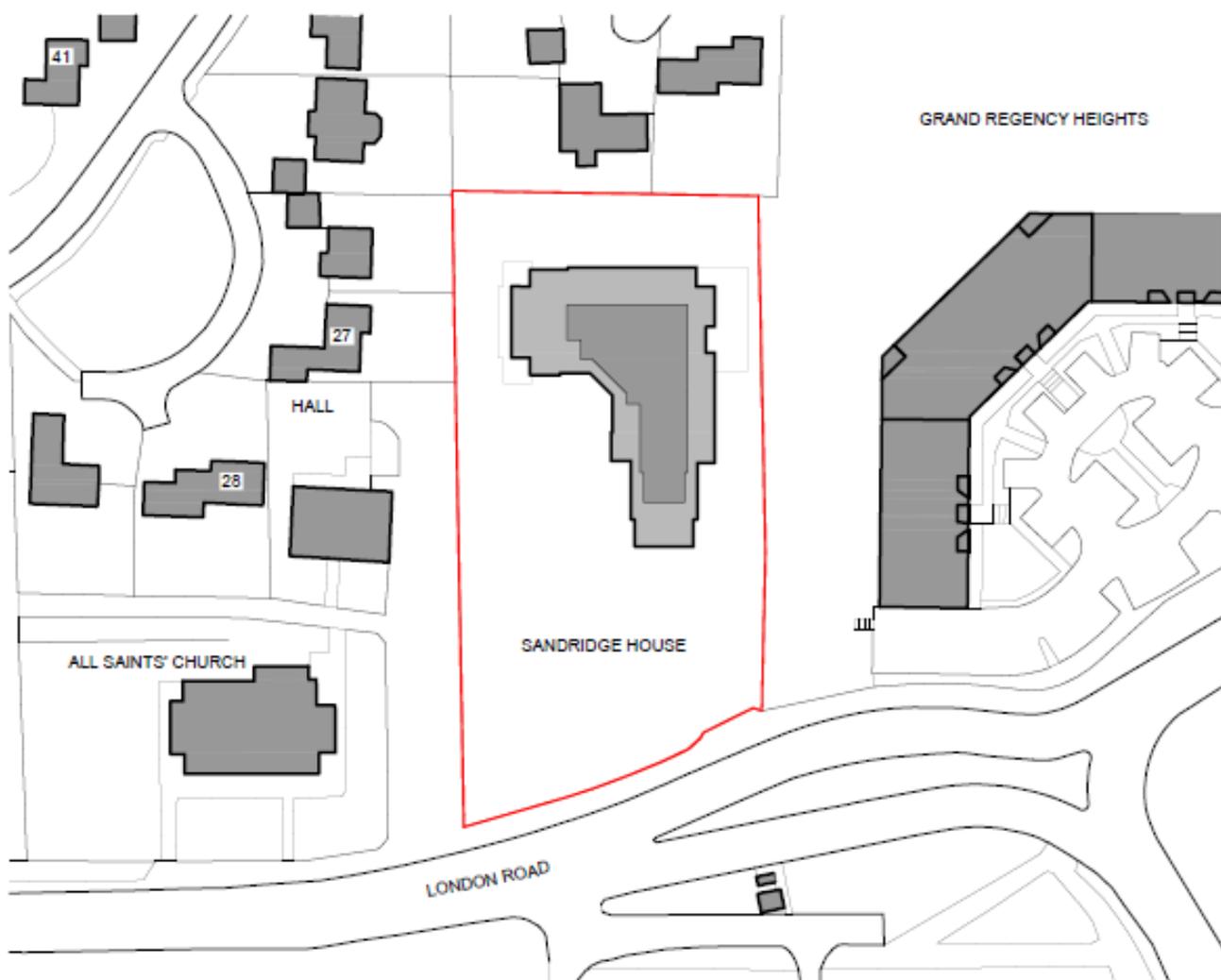
- 1 The proposed development, as a result of its height, mass, siting and external appearance would result in a building of significant bulk which is lacking in design coherence. The development would therefore be at odds and incompatible with the surrounding development such that it would be harmful to the street scenes of both London Road and Geffers Ride, to the detriment of the character of the area. Accordingly, the proposed development conflicts with the requirements of national planning policy as contained within chapter 12 of the NPPF (February 2019), Local Plan Policies DG1, H10 and H11, policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (2014).
- 2 The loss of the existing building and its replacement with a substantially taller and bulkier building of non-traditional design would cause less than substantial harm to the significance of the Listed Building, All Saints Church, and would result in the loss of a non-designated heritage asset which positively contributes to the understanding of the history of the area and this is not outweighed by any public benefit. The proposal is contrary to Policy LB2 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Amendments Adopted June 2003) and Section 16 of the National Planning Policy Framework 2019.
- 3 The proposed building, by reason of its overall scale, height and proximity to the north and west boundaries of the site would have an overdominant, overbearing and unneighbourly impact on the on the adjacent properties within Geffers Ride. Furthermore, the large number of windows at first floor level and above, together with the balconies and terraces in the north and west elevation, would give rise to overlooking and loss of privacy (actual and perceived) to the adjacent properties within Geffers Ride and to the adjacent nursery at All Saints Village Hall. The proposal would be contrary to saved Policies H10 and H11 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations adopted June 2003) and contrary to NPPF paragraph 17 bullet point 4.
- 4 The proposal fails to demonstrate that the construction of the development would not have a detrimental impact on protected trees within and outside the site. The loss of these trees would have a detrimental impact on the visual amenity of the area. Accordingly, the proposal is contrary to policies NP/EN2.1, NP/EN2.2 and NP/EN3 of the Neighbourhood Plan and policies DG1 and N6 of the Local Plan.
- 5 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) Regulations, and which is also designated as a Site of Special Scientific Interest [SSSI]. This would arise through increased visitor and recreational pressure on Chobham Common, as a constituent part of the SPA, causing disturbance to three species of protected, ground-nesting birds that are present at the site. In the absence of an assessment to show no likely significant effect, including sufficient mitigation measures to overcome any such impact on the SPA, and in the absence of financial provision towards the Strategic Access Management and Monitoring (SAMM) project and the provision of Suitable

Alternative Natural Greenspace (SANG) noted in the Council's Thames Basin Heaths Special Protection Area SPD or satisfactory alternative provision, the likely adverse impact on the integrity of this European nature conservation site has not been overcome. The proposal is thus in conflict with the guidance and advice in the National Planning Policy Framework and the RBWM Thames Basin Heaths Special Protection Area SPD.

- 6 It has not been demonstrated that the scheme would have an acceptable impact upon bats, which are a protected species. The application has not demonstrated that it meets paragraph 175 of the NPPF or NP/EN4 of the adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011-2026.
- 7 In the absence of a mechanism to secure 30% Affordable Housing the proposal fails to comply with Paragraphs 63 and 64 of the National Planning Policy Framework and policy H3 of the Royal Borough of Windsor and Maidenhead Adopted Local Plan.
- 8 The application does not demonstrate that a viable surface water drainage system will be delivered and insufficient information has been submitted to demonstrate that flood risk would not be exacerbated as a result of these proposals. Accordingly the proposal is contrary to paragraph 165 of the NPPF.



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KEY

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- TREES TO BE REPLANTED
- NEW PLANTING
- ROOT PROTECTION AREA
- ▭ SAINTS LANE HOUSING BUILDINGS TO BE DEMOLISHED



GRAND REGENCY HEIGHTS

PRELIMINARY



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PATRICK RUDDY HOMES

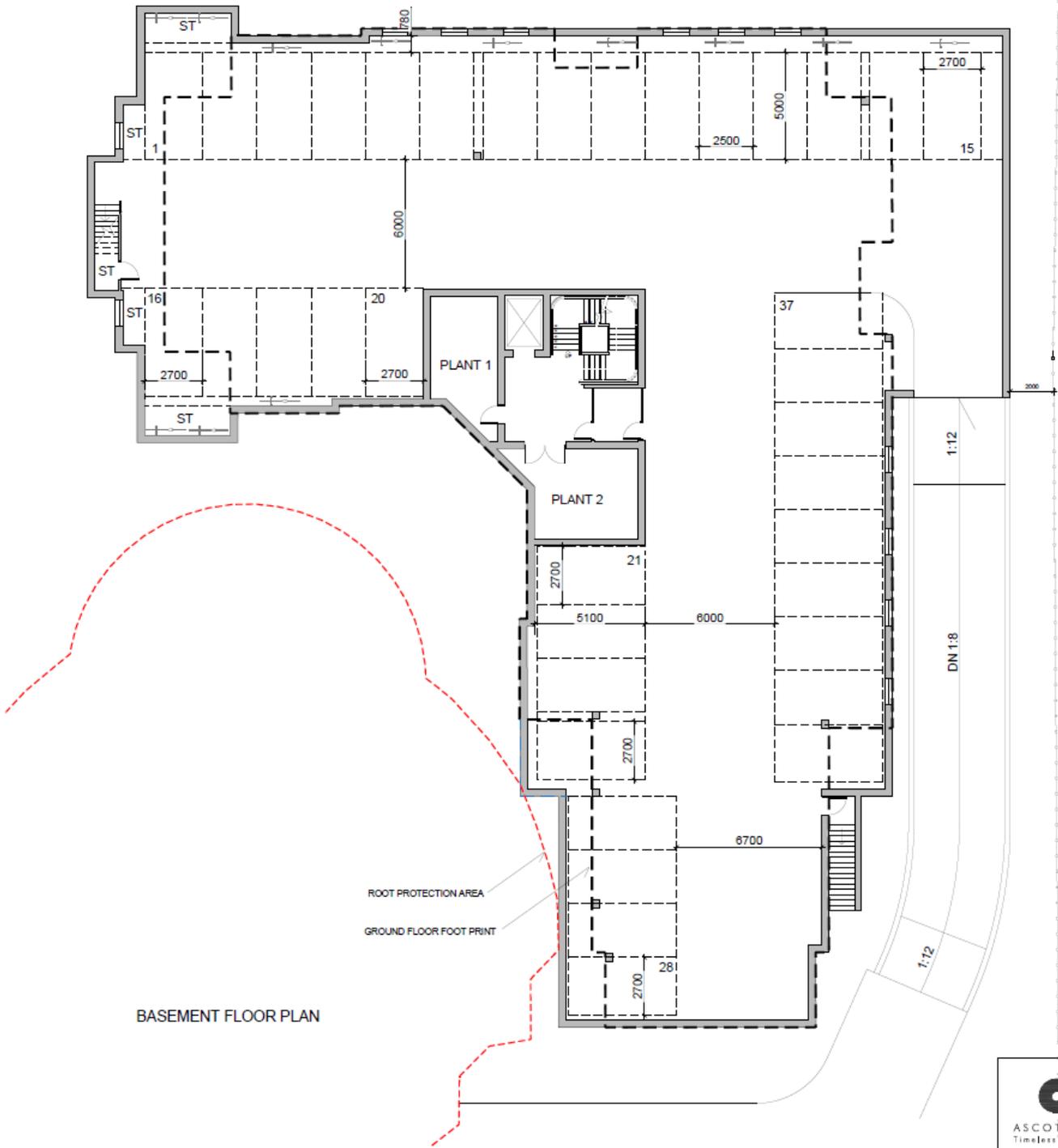
SANDRIDGE HOUSE, LONDON ROAD, ASCOT

PROPOSED SITE PLAN

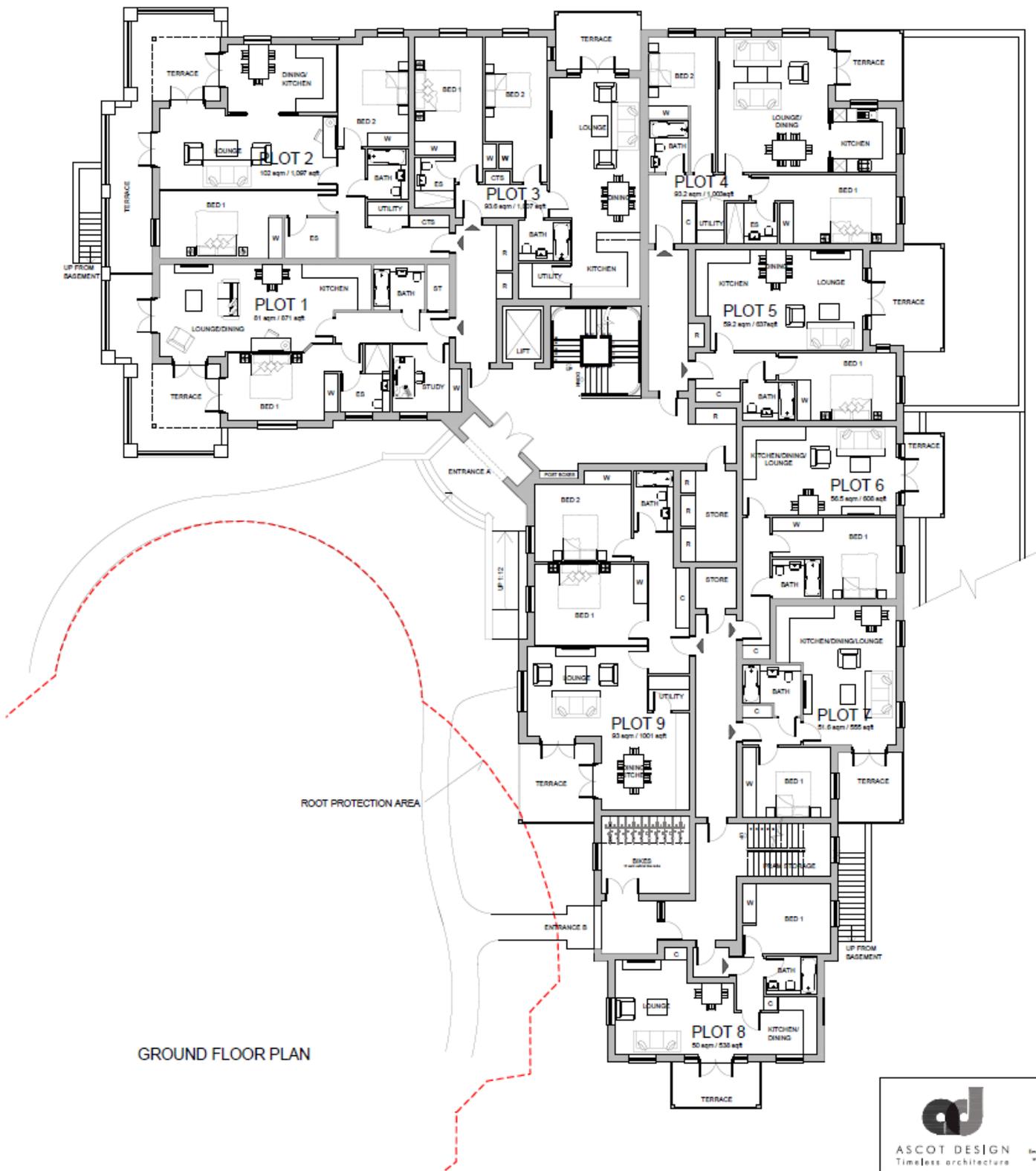
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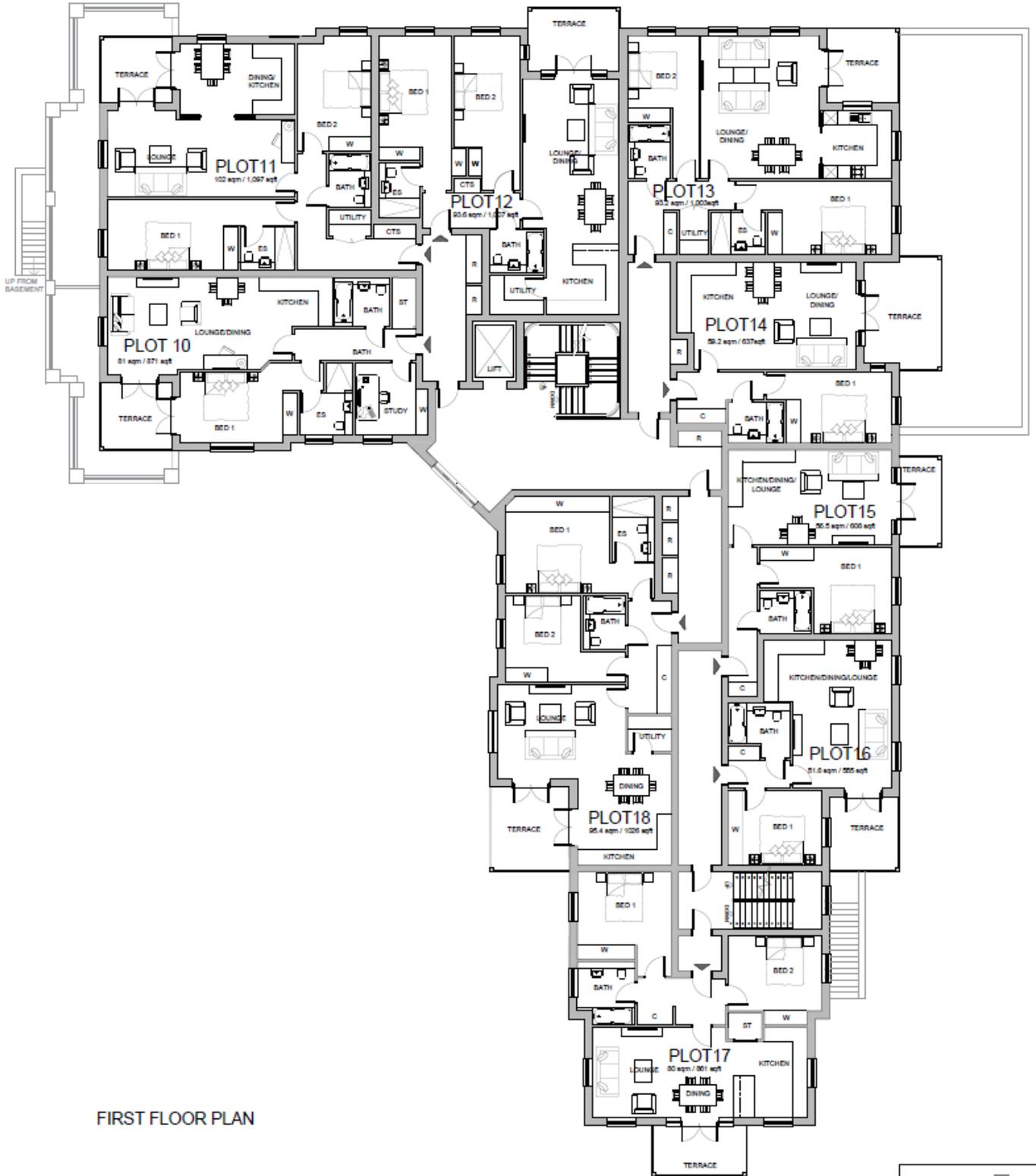
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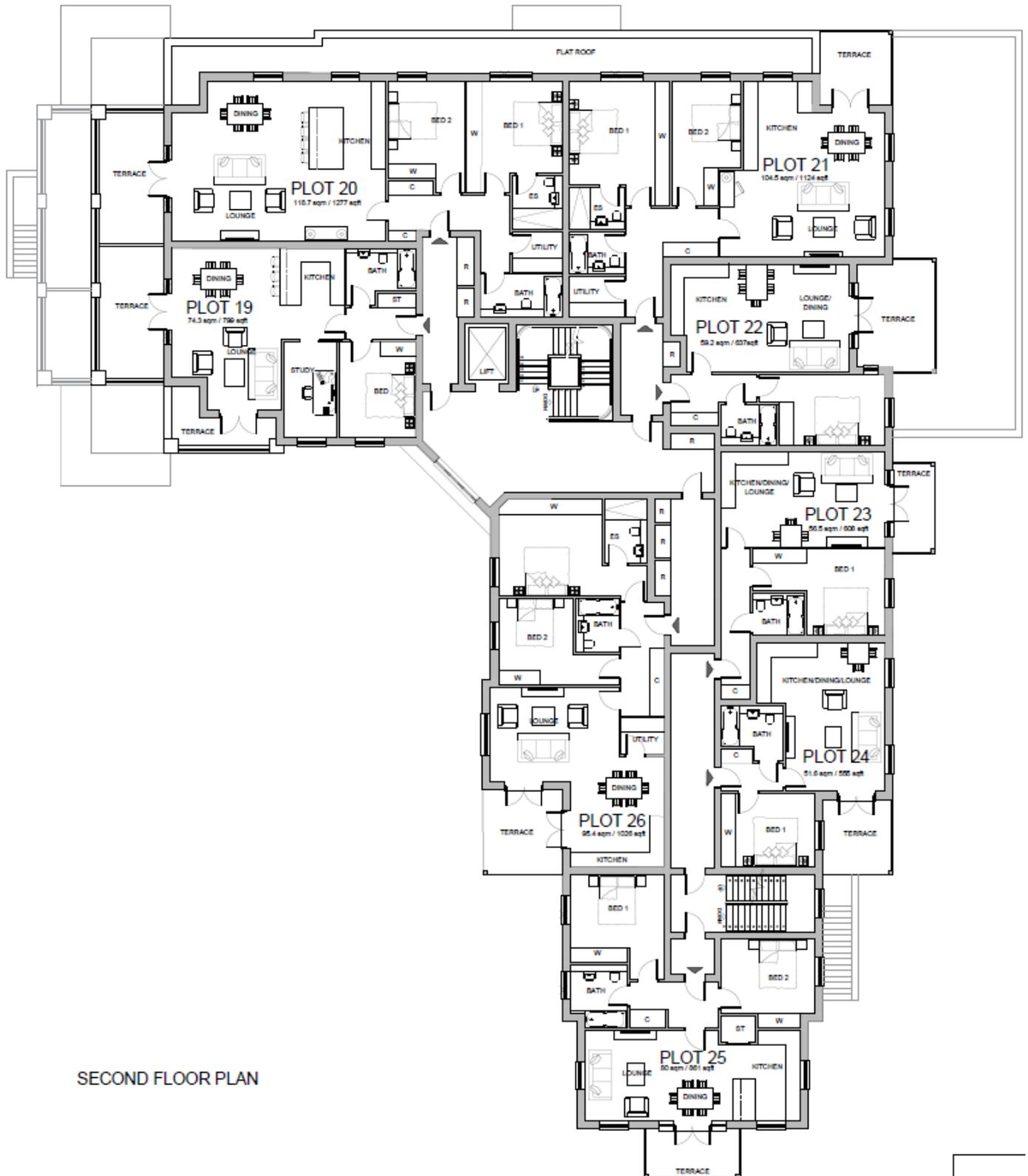
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



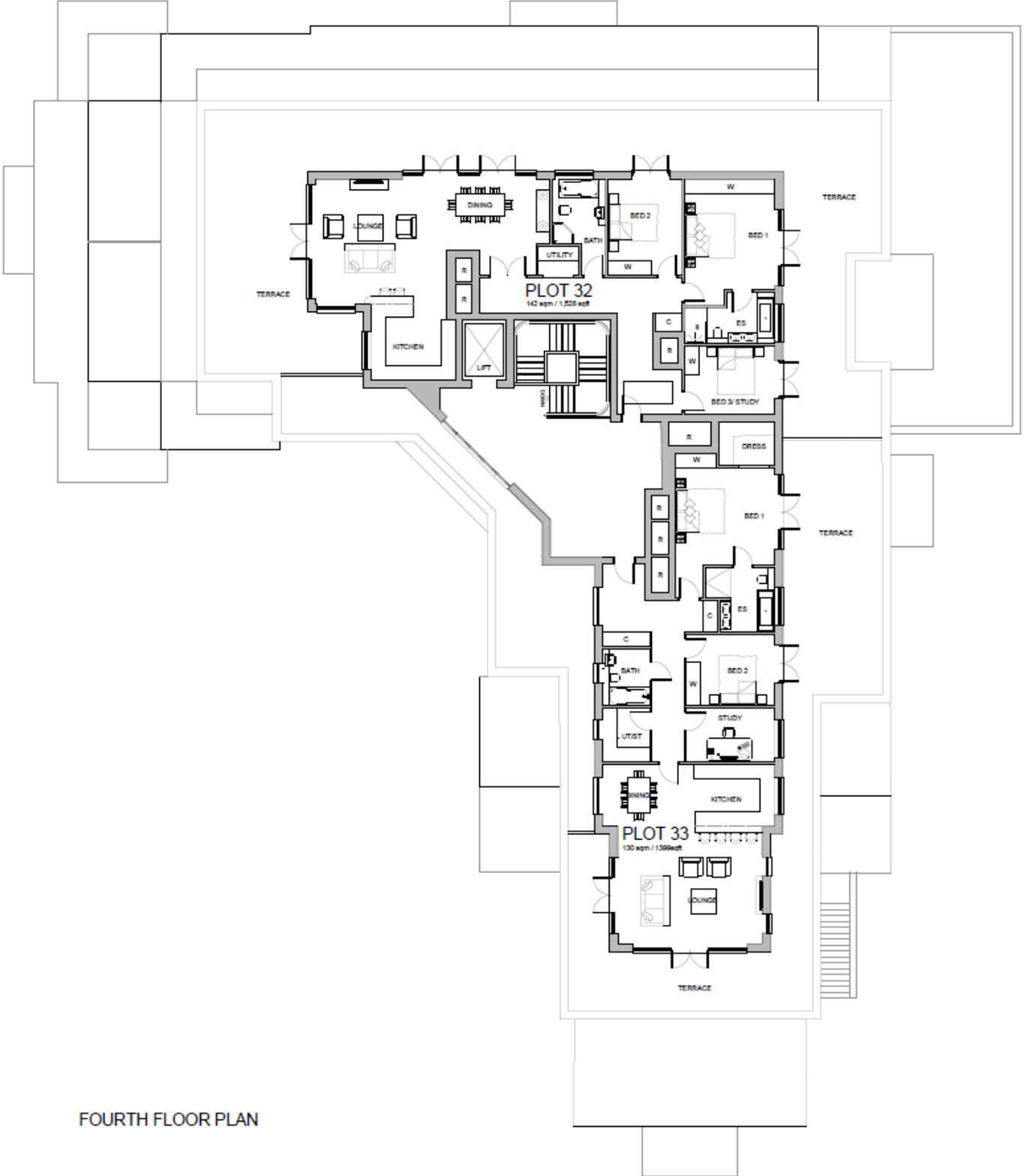
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



LONDON ROAD ELEVATION



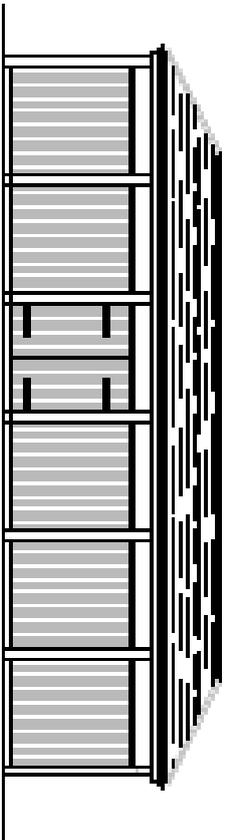
WEST ELEVATION TOWARDS CHURCH



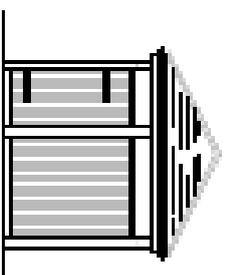
REAR ELEVATION



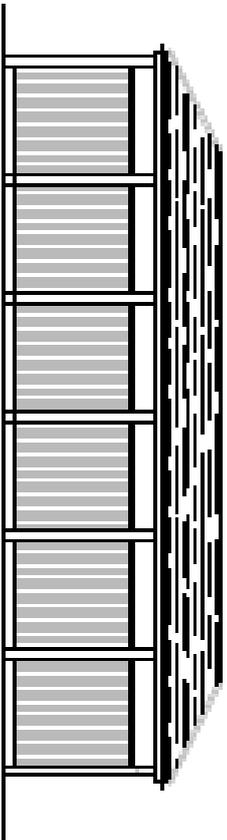
SIDE ELEVATION



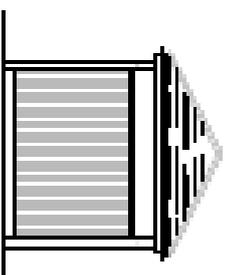
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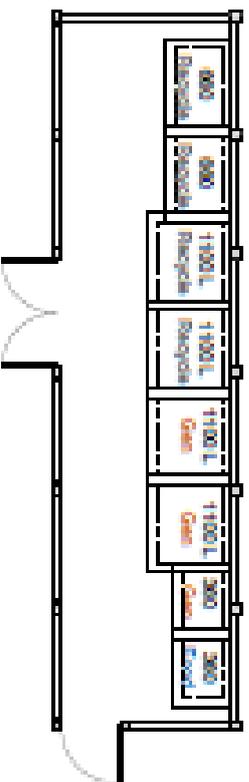
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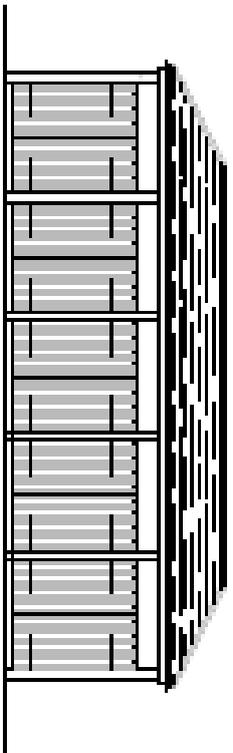
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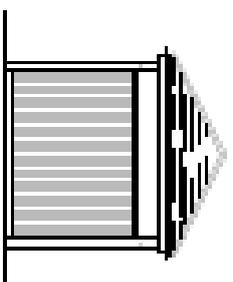
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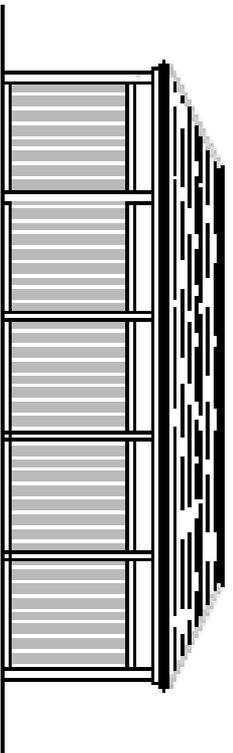
BIN STORE PLAN



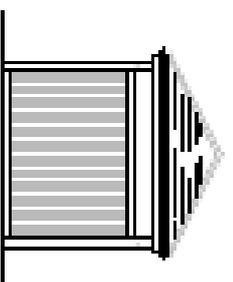
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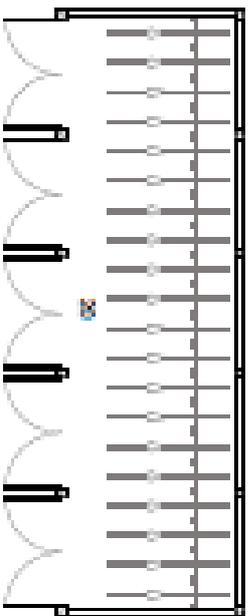
SIDE



REAR



SIDE



CYCLE STORE PLAN