

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Application No.:	22/01431/FULL
Location:	RSG Motor Group Halfpennys Garage Kings Road Sunninghill Ascot SL5 7BT
Proposal:	Construction of a commercial unit (use class E), x14 dwellings including associated vehicular/pedestrian access, parking, bin storage and landscaping, following demolition of existing buildings.
Applicant:	Mr Woodward
Agent:	Mr Warren Joseph
Parish/Ward:	Sunninghill And Ascot Parish/Ascot & Sunninghill
If you have a question about this report, please contact: Jeffrey Ng on or at jeffrey.ng@rbwm.gov.uk	

1. SUMMARY

- 1.1 Following the publication of the main Panel report, 1 letter was received objecting to the application regarding the concerns over the impacts on the character of Sunninghill Village and the high street and also parking matters. Those matter have already been addressed in the main report. It does not change the proposal's recommendation.
- 1.2 An email was received from the Ascot, Sunninghill and Sunningdale Neighbourhood Plan Delivery Group (ASandS NPDG) regarding the query about the landmark view of Cordes Hall should be included in the report. Map 10 at page 40 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan refers to an Appendix B of the Plan for a larger scale map. The Plan then identifies Cordes Hall, the gateway of Cordes Hall and its view into Sunninghill under Appendix B. For the sake of clarity, the report has been updated in this case. A table is prepared to list the original text and the amended text in this panel update report. All amendments however do not change the proposal's recommendation.

2. AMENDMENTS

- 2.1 The following table summarises the amendments:

Para.	Original Text	Amended Text
32	The single-storey hall building is sited on the other side of the junction between Kings Road and Sunninghill Road, which is a very prominent location when it is viewed from north to south along Sunninghill Road. This view would be severely obscured by the proposed development. Given that the landmark view of the hall building is not identified in the Neighbourhood Plan, the	The single-storey hall building is sited on the other side of the junction between Kings Road and Sunninghill Road, which is a very prominent location when it is viewed from north to south along Sunninghill Road. This view would be severely obscured by the proposed development. <u>Appendix B of the Neighbourhood Plan also identifies (13b) the gateway view of Cordes Hall and (13c)</u>

<p>harm to the significance of the landmark view of the building is limited in this case. Nevertheless, the proposed building would be sited at the corner of the application site, which would significantly have an impact on the setting of the hall building, when compared with the existing single-storey building, which sets back from the site boundary. However, it is not considered that such harm can be sufficiently outweighed in this case.</p>	<p>its view into Sunninghill. The proposed building would be sited at the corner of the application site, which would significantly have an impact on the setting of the hall building when compared with the existing single-storey building, which sets back from the site boundary. However, it is not considered that such harm can be sufficiently outweighed in this case.</p>
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There is no change to the recommendation in the main report.

