



LANDMARK
— GROUP —

ACQUISITIONS & INVESTMENT
DESIGN & PLANNING CONSENT
DEVELOPMENT & CONSTRUCTION
INTERIORS

Bracknell Forest Council
Time Square
Market Street
Berkshire
RG12 1JD

TUESDAY 27th
FEBRUARY 2023

Dear Sirs,

Re: 47 FERNBANK ROAD, ASCOT, BERKSHIRE, SL5 8HY

I write to submit a full plans application for the above-mentioned site. The previous applications have undergone two pre-application reports; (PRE/23/00163) & (PRE/23/00280) – where advice has been sought for proposals to erect new dwellings on the plot, with provided refuse and cycle storage.

Given the history of this application and its pre-application advice, the scheme first started with the proposal of an erection of 3no. dwellings and associated works (full standard). The design was ultimately not supported due to conflicts with highways safety, but also the development appearing cramped on the plot, which if a formal submission had gone ahead – would result in an unacceptable impact.

Concerning this pre-app report (Pre-App 2.0), the scheme had then been assessed and dialled down (PRE/23/00280), with the change from 3no. dwellings to the erection of two dwellings, to better fit the site context. However, this second pre-app responded that it would still unlikely be able to receive officer support because of its convoluted and incongruous form within the street scene. This in itself is the result of the site being located within a defined settlement boundary.

I have been advised by the pre-application report that an arboricultural report and ecology report would need to be submitted alongside the formal submission.

Given the nature of the application, we are submitting this case as a full plans application and any necessary documents will be attached along with this. Following guidance sought from the LPA and the NPPF, we feel that our submission has reached a stage where a grant of planning permission can be achieved.

To that end, we have submitted further information to help assist with the determination of the application.

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| 1. Site Plan Details | 6. Trees Report |
| 2. Photos of the Site | 7. Construction Management Plan |
| 3. Design & Access Statement | 8. Energy Report |
| 4. Schedule of Materials | 9. Daylight/Sunlight Report |
| 5. Ecology Report | |

The above has been undertaken with a view to expediting the application as the client has now been held back by pre-application reports. The respected views of the officer have been taken on board and have been central to the redesign of the project. I trust the above is acceptable and I look forward to receiving your acknowledgement letter in due course.

Yours sincerely,


Mav Sandhu
Managing Director
MBA, BA (hons)
Landmark Group