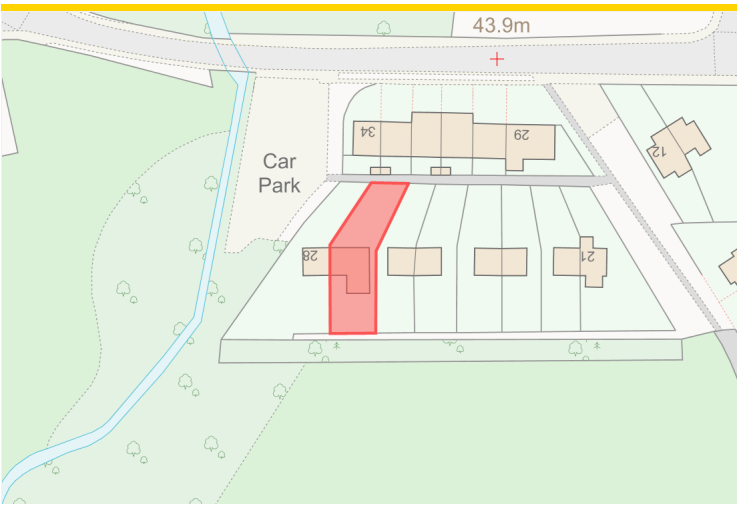


## ▶ Report Details

<b>Address:</b> A Property, Example Road, Somewhere, NU1 1BE	<b>Requested by:</b> PSG Client Services Limited (Spider)
<b>Grid Reference:</b> E: 495529   N: 167472	<b>Date:</b> 11/10/202X
<b>Report Reference:</b> 3206718-8592167	<b>Report ID:</b> 1210803

## ▶ Subject Site



Air Quality Index: **Now available in FCI Premium searches**

## ▶ Planning Summary

<b>Extension and Small New Builds</b>	<b>3</b> within 100 metres	see section 1.03
<b>Developments</b>	<b>15</b> within 500 metres	see section 1.04
<b>Change of Use</b>	<b>0</b> within 100 metres	-
<b>Lawful Development Certificates</b>	<b>1</b> within 100 metres	see section 1.06
<b>Telecoms</b>	<b>0</b> within 250 metres	-
<b>Uncategorised</b>	<b>0</b> within 100 metres	-
<b>Planning Restrictions</b>	<b>Identified</b> within 250 metres	see section 1.09



**Assessed by:**  
[www.futureclimateinfo.com/team](http://www.futureclimateinfo.com/team)



1. PLANNING

1.01 Planning Map



1.02 Planning Guidance

NOTE

FCI's Local Authority planning data displays records from the preceding 10 years. The purpose of this section is to provide you with information on the types of development which have taken place in the surrounding area, and highlight possible development constraints which may be of relevance. Please note, a record of planning approval does not necessarily mean that the development was progressed. We recommend that you use the information contained within this section alongside a physical inspection of the property, and where necessary seek advice from a local expert. It would also be prudent to request that the vendor supplies any neighbour notifications of proposed development which they have received.

1.03 Extension and Small New Builds

NOTE

Local Authority Planning Data indicates that one or more extension, conversion or new build planning applications have been submitted within 100 metres of the property within the last 10 years.

In this section we intend to capture applications which would typically be considered by the average property purchaser as being minor when considering the possible scale of development. As such this section will mostly include applications for property extensions, or the construction of only small number (1-2) of new build units.

ID	Planning Ref	App Date	Address	Description	Distance
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1	22/01010/FULL	13/04/2022	27 Churchfield Cottages Bedford Lane Sunningdale Ascot SL5 0NN	First floor side/rear extension and enlargement of the existing rear dormer with the installation of a Juliet balcony. <b>(Status: Refused)</b>	0 m
2	18/03477/FULL	30/11/2018	12 Churchfield Cottages Bedford Lane Sunningdale Ascot SL5 0NN	Two storey front extension <b>(Status: Approved)</b>	57 m E
3	14/00293/PDXL	30/01/2014	Church House 2 Coworth Close Sunningdale Ascot SL5 0NR	Single storey rear extension no greater than 4.3 m depth, 3.95 m high and an eaves height of 2.6 m <b>(Status: Approved)</b>	83 m N

## 1.04 Developments

## NOTE

Local Authority Planning Data indicates that one or more development planning applications have been submitted within 500 metres of the property within the last 10 years.

Where applicable, using our intelligent FCICapture technology we have searched for Development application points which, although lying outside of the search boundary, if completed may extend within the area of interest around the subject property. If identified these will be represented by arrowhead points on the Planning Map.

In this section we intend to capture planning applications relating to commercial or residential development which would reasonably be considered by the average property purchaser as being moderate or major in scale. Therefore, this section will mostly comprise development applications relating to three or more units, but extending up to large national housebuilder projects or major commercial developments.

ID	Planning Ref	App Date	Address	Description	Distance
4	20/03006/CLASS O	10/11/2020	Thorpe Building Whitmore Lane Ascot	Change of use from Offices to Residential to provide 6 flats. <b>(Status: Approved)</b>	165 m NW
5	20/03093/FULL	19/11/2020	R D Brett (Electrical Contractors) Ltd And Land At Kenwood Lower Nursery Sunningdale Ascot	Erection of a pair of semi-detached dwellings with parking following demolition of existing building. <b>(Status: Refused)</b>	333 m NW
5	21/01117/FULL	09/04/2021	R D Brett (Electrical Contractors) Ltd And Land At Kenwood Lower Nursery Sunningdale Ascot	Erection of a pair of semi-detached dwellings (1 x 3 bed house and 1 x 1 bed bungalow) with parking following demolition of existing building. <b>(Status: Approved)</b>	333 m NW
6	15/01219/FULL	13/04/2015	Littlefield London Road Sunningdale Ascot SL5 0JN	5 No. 4 bedroom houses with associated parking following demolition of existing dwelling <b>(Status: Refused)</b>	385 m S
6	16/02272/FULL	06/07/2016	Littlefield London Road Sunningdale Ascot SL5 0JN	4 No. houses with associated amenity and parking following demolition of existing dwelling. <b>(Status: Refused)</b>	385 m S
7	21/01558/FULL	19/05/2021	The Coppers London Road Sunningdale Ascot SL5 0JN	Construction of 9 no. flats with underground parking, visitor parking, bin store and new gate and piers following demolition of existing dwelling and outbuildings. <b>(Status: Approved)</b>	406 m S
8	20/00781/FULL	25/03/2020	Royal Oak 19 Station Road Sunningdale Ascot SL5 0QL	Construction of x3 dwellings with associated parking, following demolition of existing buildings. <b>(Status: Approved)</b>	424 m W
9	15/01752/FULL	28/05/2015	Lime Tree Lodge London Road Sunningdale Ascot SL5 0JN	4 No. dwellings forming 2 pairs of semi-detached houses with associated parking, garages and amenity space following demolition of existing dwelling <b>(Status: Refused)</b>	463 m S

10	22/00721/OUT	17/03/2022	Old Boundary House And New Boundary House London Road Sunningdale Ascot	Outline application for access, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of 28 apartments following demolition of the existing buildings. <b>(Status: Refused)</b>	500 m S
10	21/01543/OUT	18/05/2021	Old Boundary House And New Boundary House London Road Sunningdale Ascot	Outline application for access, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of 28 apartments following demolition of the existing buildings. <b>(Status: Withdrawn)</b>	500 m S
13	20/02123/FULL	18/08/2020	Gardeners Cottages Silwood Road Sunninghill Ascot	Construction of x5 dwellings with associated landscaping and parking, following demolition of the existing cottages. <b>(Status: Withdrawn)</b>	679 m NW
13	20/02124/LBC	18/08/2020	Gardeners Cottages Silwood Road Sunninghill Ascot	Consent for the construction of x5 dwellings with associated landscaping and parking, following demolition of the existing cottages. <b>(Status: Withdrawn)</b>	679 m NW
11	21/01721/FULL	02/06/2021	Sunningdale Park Larch Avenue Ascot SL5 0QE	The redevelopment of part of the Sunningdale Park estate including the erection of new buildings to provide 96 homes (Class C3), conversion of 3x market dwellings to shared ownership in Mackenzie House alongside associated internal access roads, parking, landscaping, footpaths, drainage, provision of 19 hectares of SANG and other associated works. <b>(Status: Approved)</b>	772 m W
12	18/00357/LBC	06/02/2018	Sunningdale Park Larch Avenue Ascot SL5 0QE	Consent for the redevelopment of Sunningdale Park including the part demolition, alteration, restoration, conversion and extension of Northcote House (Grade II Listed), Gloucester Stables and the Walled Garden; the alteration, restoration, conversion and extension of North Lodge, the alteration, restoration and conversion of the Gamekeeper's Lodge and Store, and The Dairy; the part demolition and part alteration, restoration and conversion of South Lodge; refurbishment and extension of Gardeners Cottages and the demolition of other buildings including Park House; and the erection of new buildings to provide 168 dwellings (Use Class C3) (160 net), a Care Community of 103 units of accommodation incorporating communal facilities (Use Class C2), restoration of the Registered Park and Garden, provision of 16.97 Hectares of SANG (within 19 hectares of open space in total), plus associated internal access roads, parking, landscaping, footpaths, drainage and other associated works <b>(Status: Approved)</b>	809 m W
12	18/00356/FULL	06/02/2018	Sunningdale Park Larch Avenue Ascot SL5 0QE	The redevelopment of Sunningdale Park including the part demolition, alteration, restoration, conversion and extension of Northcote House (Grade II Listed),	809 m W

Gloucester Stables and the Walled Garden; the alteration, restoration, conversion and extension of North Lodge, the alteration, restoration and conversion of the Gamekeeper's Lodge and Store, and The Dairy; the part demolition and part alteration, restoration and conversion of South Lodge; refurbishment and extension of Gardeners Cottages and the demolition of other buildings including Park House; and the erection of new buildings to provide 168 dwellings (Use Class C3) (160 net), a Care Community of 103 units of accommodation incorporating communal facilities (Use Class C2), restoration of the Registered Park and Garden, provision of 16.97 Hectares of SANG (within 19 hectares of open space in total), plus associated internal access roads, parking, landscaping, footpaths, drainage and other associated works  
(Status: Approved)

## 1.05 Change of Use

### NOTE

Local Authority Planning Data indicates that there are no change of use (unspecified) applications within 100 metres of the property which have submitted within the last 10 years.

Land and buildings are put into various categories known as 'use classes' which are defined within the Town and Country (Use Classes) Order 1987 (as amended). A change of this use class use will often require a planning application. This section is intended to identify and draw out those applications which, based on the data, relate to a Change of Use scenario.

## 1.06 Lawful Development Certificates

### NOTE

Local Authority Planning Data indicates that one or more Lawful Development Certificate planning applications have been submitted within 100 metres of the property within the last 10 years.

Lawful Development Certificates (or Certificates of Lawfulness) are issued by Local Planning Authorities to certify that an existing or proposed development (or the use of the land/property) is lawful. 'Lawful Development' is considered to be development or use which is not in breach of any planning enforcement or condition notice, and against which the Local Planning Authority cannot take any enforcement action. This section is intended to identify and capture applications which, based on the data, relate to an attempt to obtain a Lawful Development Certificate.

ID	Planning Ref	App Date	Address	Description	Distance
2	18/03476/CPD	30/11/2018	12 Churchfield Cottages Bedford Lane Sunningdale Ascot SL5 0NN	Certificate of lawfulness to determine whether a rear dormer is lawful (Status: Approved)	57 m E

## 1.07 Telecoms

### NOTE

Local Authority Planning Data indicates that there are no telecoms planning applications within 250 metres of the property which have submitted within the last 10 years.

In this section we intend to capture those applications which make reference to the development of telecommunications equipment such as radio and mobile phone masts.

## 1.08 Uncategorized

### NOTE

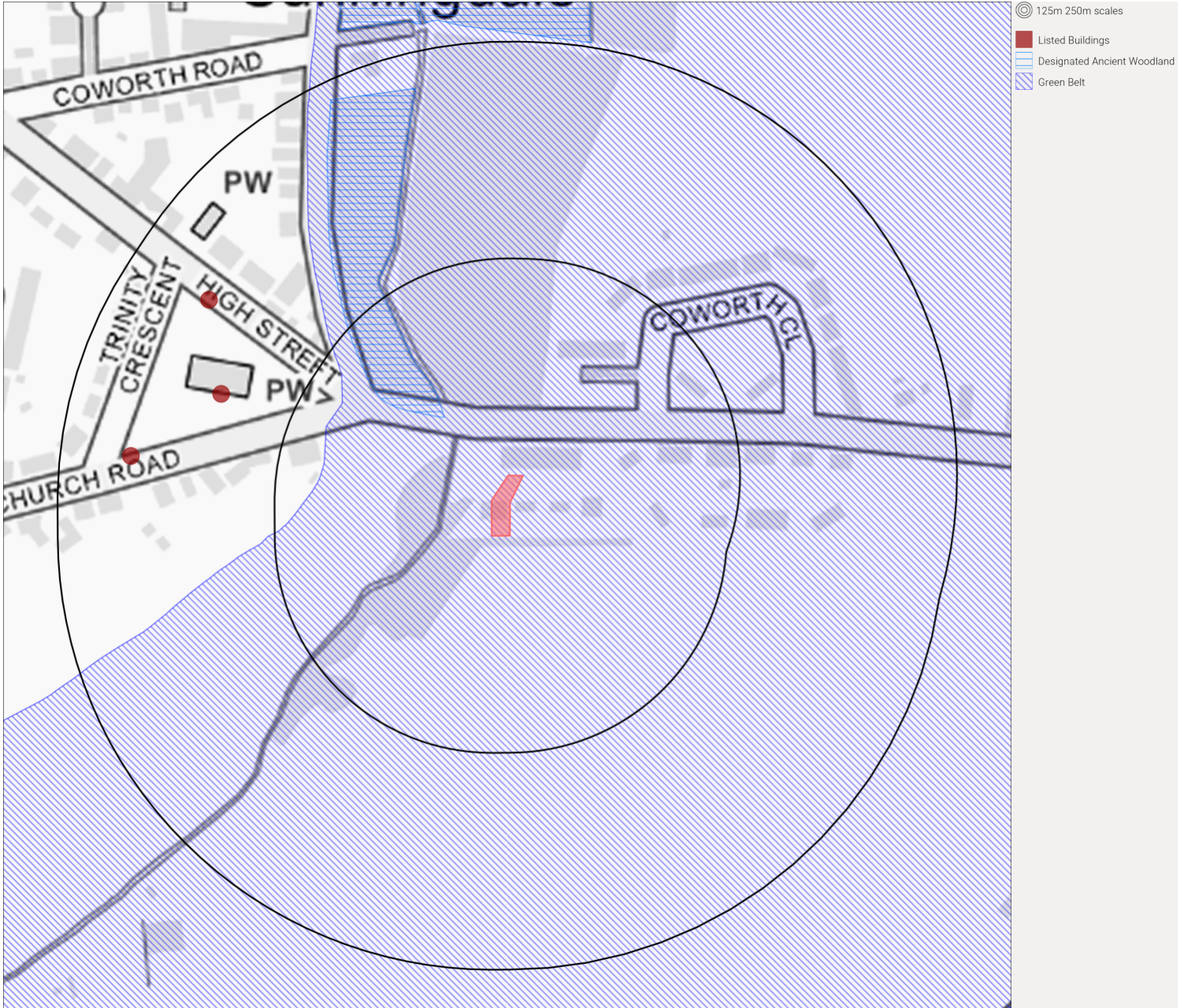


Local Authority Planning Data indicates that there are no uncategorised planning applications within 100 metres of the property which have submitted within the last 10 years.

FCI has created the preceding categories to group and display the planning data. These are based on an intuitive segmentation and classification of the wide range of possible application types. This 'Uncategorised' section includes any applications where the data or description of the application does not group it with one of the above predetermined categories.

1.09 Planning Restrictions

NOTE



Additional planning controls may be in place where specific land use designations exist on the property or in the surroundings. These planning controls may restrict the ability to develop a property or make alterations, particularly to the exterior. Such designations may include areas such as Conservation Areas or Listed Buildings. You should speak with your Local Authority Planning Department and/or Conservation Officer to understand the impact of these features on your ambitions for the property. Additionally, if identified within the property boundary some features such as Listed Buildings or Scheduled Monuments may require specialist maintenance and upkeep.

Feature	Source	Distance
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Green Belt Land: Windsor and Maidenhead	Ministry of Housing, Communities and Local Government	0 m
Ancient & Semi-Natural Woodland	Natural England	50 m NW
Listed Building Grade: II	Historic England	167 m W
Listed Building Grade: II	Historic England	200 m NW
Listed Building Grade: II	Historic England	209 m W

Data provided by Historic England is unable to identify whether the property is within 250 metres of a conservation area. We recommend checking your Local Authority search for any entries.

## 1.10 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Planning Guidance	Extension and Small New Builds
Developments	Change of Use
Lawful Development Certificates	Telecoms
Uncategorised	Planning Restrictions

## 2. NOTES & GUIDANCE

### 2.01 Report Notes

### METHODOLOGY

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI who are regulated by RICS.

The cover page of this report should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to client and/or lender and/or insurer as appropriate.

A 'Pass' is given if no potential property specific risk has been identified.

A 'Pass with Considerations' is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.

A 'Further Action' is given if there is a potential property specific risk and a further action is advised.

In the event of a request to review the Professional Opinion based on additional information, or if there are any technical queries, the professional advisor who ordered the report should contact us at FCI-Admin@dyedurham.com, or call us on 01732 755 180.

### 2.02 Planning Data Limitations

### METHODOLOGY

Standards of collection, the method of recording, and the availability of planning application data vary widely between local planning authorities. In addition, the available planning applications data available from suppliers is normally geographically located using a single point, not the actual application site boundary. As such no complete data set of applications data with accurate boundary locations collected from these sources is currently available. We have tested several datasets and we believe the data supplied by LandTech used within this report to be one of the best readily available datasets for this type of search. Although these data give a good representation of the planning application history on and around the subject property the user should be aware that the results may not always be complete or accurate, and applications may not always be identified or correctly reported in terms of proximity to the subject property. FCI has made every effort to reduce the likelihood of applications relevant to the subject property going unreported. To this end, FCI has incorporated a dynamic search buffer when reporting planning applications identified and categorised as 'Developments', as these are likely to be of the greatest scale and significance to the report consumer. The reporting radius is extended from 250m to 750m depending on whether the subject site is in an area categorised as being City, Town or Rural, respectively. This method has been adopted to provide the most suitable balance between increasing the likelihood of capturing relevant applications relating to large developments which have the potential to impact the subject property, and not reporting unmanageable volumes of data. In addition, planning applications which are identified as having been refused may have been subsequently granted upon appeal, and may not appear in this report. As such, if planning applications (refused or otherwise) identified in proximity to the subject property are a particular concern, it is recommended to visit the appropriate local authority planning office or website and consult with a local planning expert or property solicitor before proceeding with a transaction. Similarly if a planning application in proximity to the subject property was anticipated from local knowledge or other sources but does not appear in this report, then the above steps should be followed. We have excluded certain aspects of the available data from this report which may otherwise create numerous duplications of reference to the same application, or are considered erroneous to the purpose of the report. This includes data relating to applications for the discharge of planning conditions, reserved matters applications, planning application amendments and applications relating to advertisements. FCI shall not be liable for any losses or damages incurred by the client or beneficiary that arise as a result of any error, omission or inaccuracy which is based on any Third Party Content or any reasonable interpretation of Third Party Content.

### 2.03 Standard

### T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2021/09/FCI-terms-and-conditions-v050821a.pdf>. In the event of product and content queries please contact FCI-Admin@dyedurham.com. Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

### 2.04 Search Code

### CONSUMER INFORMATION

#### IMPORTANT CONSUMER PROTECTION INFORMATION

Request by: PSG Client Services Limited (Spider)

References: 3206718-8592167 Id: 1210803

Date: 11/10/2022

Tel: 01732 755 180 | Email: FCI-Admin@dyedurham.com | Web: www.futureclimateinfo.com

8 of 10



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- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
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- at all times maintain adequate and appropriate insurance to protect consumers
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- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

### TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP  
Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, Web: <https://www.tpos.co.uk/>  
You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

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## 2.05 Report Licensing

## METHODOLOGY

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## 3. USEFUL CONTACTS

Local Authority : Royal Borough of Windsor and Maidenhead Council  
Tel: 01628 683800  
Visit: <http://www.rbwm.gov.uk>

Environment Agency | North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX  
Tel: 08708 506 506  
Visit: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD  
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG  
Tel: 020 7654 8000  
Visit: <https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG  
Tel: 0845 762 6848  
Visit: [www.groundstability.com](http://www.groundstability.com)  
Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG  
Tel: 0115 936 3143  
Visit: <http://www.bgs.ac.uk/>  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

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