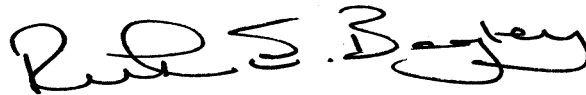


Date of issue: 3<sup>rd</sup> January, 2011

|   |  |
|---|--|
| <b>MEETING</b>  | <b>PLANNING COMMITTEE</b><br>(Councillors Dodds (Chair), Bains, Carter, Dale-Gough, O'Connor, Plimmer, Rasib, Strutton and Swindlehurst) |
| <b>DATE AND TIME:</b>                                       | WEDNESDAY, 11TH JANUARY, 2012 AT 6.30 PM   |
| <b>VENUE:</b>   | FLEXI HALL, THE CENTRE, FARNHAM ROAD,<br>SLOUGH, BERKSHIRE SL1 4UT   |
| <b>DEMOCRATIC SERVICES OFFICER:<br/>(for all enquiries)</b> | SHABANA KAUSER<br>01753 875013   |

NOTICE OF MEETING

You are requested to attend the above Meeting at the time and date indicated to deal with the business set out in the following agenda.



**RUTH BAGLEY**  
Chief Executive

AGENDA

PART 1

| <u>AGENDA ITEM</u> | <u>REPORT TITLE</u>   | <u>PAGE</u> | <u>WARD</u> |
|--------------------|---|-------------|-------------|
|                    | Apologies for absence.  |             |             |
|                    | <b>CONSTITUTIONAL MATTERS</b>   |             |             |
| 1.                 | Declaration of Interest<br><br>(Members are reminded of their duty to declare personal and personal prejudicial interests in matters coming before this meeting as set out in the Local Code of Conduct). |             |             |

| <b><u>AGENDA<br/>ITEM</u></b>                                   | <b><u>REPORT TITLE</u></b>   | <b><u>PAGE</u></b> | <b><u>WARD</u></b> |
|---|--|--------------------|--------------------|
| 2.  | Minutes of the Last Meeting held on Thursday, 1st December 2011                      | 1 - 4              |                    |
| 3.  | Human Rights Act Statement   | 5 - 6              |                    |
| <b>PLANNING APPLICATIONS IN THE WESTERN PART OF THE BOROUGH</b> |  |                    |                    |
| 4.  | S/00671/002 - Newbeech House, Long Readings Lane, Slough                             | 7 - 12             | Britwell           |
| 5.  | S/00676/000 - Library and Former Service Station, Wentworth Avenue, Britwell, Slough | 13 - 20            | Britwell           |
| <b>PLANNING APPLICATIONS IN THE EASTERN PART OF THE BOROUGH</b> |  |                    |                    |
| 6.  | P/03696/007 - 110, Upton Road, Slough  | 21 - 30            | Upton              |
| 7.  | P/06077/020 - Slough Grammar School, Lascelles Road, Slough                          | 31 - 44            | Upton              |
| 8.  | P/08112/004 - 40, Halkingcroft, Slough   | 45 - 58            | Langley St Mary's  |
| 9.  | Public Participation Scheme  | 59 - 68            | All                |
| <b>MATTERS FOR INFORMATION</b>                                  |  |                    |                    |
| 10.   | Appeal Decisions   | 69 - 72            | -                  |
| 11.   | Authorised Enforcement and Prosecutions  | 73 - 88            | -                  |
| 12.   | Members' Attendance Record   | 89 - 90            | -                  |

Press and Public

You are welcome to attend this meeting which is open to the press and public, as an observer. You will however be asked to leave before the Committee considers any items in the Part II agenda. Special facilities may be made available for disabled or non-English speaking persons. Please contact the Democratic Services Officer shown above for further details.

**Planning Committee – Meeting held on Thursday, 1st December, 2011.**

**Present:-** Councillors Dodds (Chair), Bains, Carter (Vice-Chair), Dale-Gough, O'Connor, Plimmer, Rasib, Strutton (arrived at 6.35pm) and Swindlehurst (arrived at 7.00pm)

**Also present under Rule 30:-** Councillor Smith.

**PART I**

**46. Declaration of Interest**

None.

**47. Minutes of the Last Meeting held on 25th October 2011**

The minutes of the meetings of the planning held on 25<sup>th</sup> October 2011 were approved as a correct record.

**48. Human Rights Act Statement**

Noted.

(Councillor Strutton joined the meeting).

**49. Amendment Sheet**

Details were tabled in the amendment sheet of alterations and amendment received to applications since the agenda was circulated, together with further representations made. Committee Members were given an opportunity to read the amendment sheet.

**Resolved** – That the decision be taken in respect of the planning applications as set out in the minutes below, subject to the information, including conditions and informatives set out in the report and amendment sheet tabled at the meeting and subject to any further amendments and conditions as agreed by the Committee.

**50. P/06348/008 - Lion House: Depot & No. 10 Petersfield Avenue, Slough**

**Application:**

P/06348/008 – Lion House: Depot & No. 10, Petersfield Avenue, Slough, Berks, SL2 5DN. Extension of time for the implementation of an existing Planning Permission.

**Decision:**

Deferred at the request of the applicant, to allow further discussions on alterations to the existing Section 106 planning obligation.

## Planning Committee - 01.12.11

### 51. P13110/007 - Middlegreen Trading Estate, Middlegreen Road, Slough

**Application:**

P/13110/007 – Middlegreen Trading Estate, Middlegreen Road, Slough, Berkshire SL3 6DF. Detailed design of the existing outline planning permission development.

**Decision:**

Delegated to the Head of Planning Policy and Projects for the signing of a satisfactory Section 106 Agreement variation.

(Councillor Swindlehurst joined the meeting)

### 52. P/15180/000 - Upton Court Park, Upton Court Road, Slough

**Application:**

P/15180/000 – Upton Court Park, Upton Court Road, Slough, Berkshire SL3 7LU. Application for the use temporary use of land adjacent to the existing access road within the western end of Upton Court Park.

**Decision:**

Approved subject to conditions.

### 53. Proposed Temporary Park and Ride, Upton Court Road

The Committee was advised that the application had been decided by the Royal Borough of Windsor and Maidenhead (RBWM) on 30<sup>th</sup> November 2011, despite having been informed that the Planning Committee of Slough was to consider the application on 1<sup>st</sup> December 2011.

The Committee expressed their displeasure with regard to not having had the opportunity to express its opinions as to the application, and agreed that a letter be sent to RBWM, outlining Committee members' disappointment that the matter had been considered and determined prior to receiving SBCs views with regard to the matter.

Resolved –

(a) That the report be noted.

(b) That a letter be sent to the Royal Borough of Windsor and Maidenhead be advising of the Committee's dissatisfaction with regard to not having had the opportunity to express its opinions with regard to the planning application.

### 54. Annual Monitoring Report

The Committee was provided with the Annual Monitoring Report which was to be submitted to the Secretary of State by 31<sup>st</sup> December 2011. In addition, the report provided an update on future monitoring and Minerals and Waste planning in Slough.

## **Planning Committee - 01.12.11**

The Head of Planning, Policy and Projects summarised the key points of the report. In particular, it was noted that the level of house building in Slough remained low, with 249 dwellings completed in 2010/11 compared to 275 comparable dwellings in 2009/10. It was outlined that this was due to the impact of the downturn in the economy and that general decline in house building activity rather than a lack in supply of sites. Members were informed that the housing trajectory showed that Slough still had a five, ten and fifteen year supply of housing land and, due to the high number of completions since 2006, the Authority would meet its target of 6,300 new homes before 2026.

It was also brought to Members' attention that until recently, minerals and waste planning had been carried out by the Joint Strategic Planning Unit (JSPU) on behalf of the six Berkshire unitary authorities. However, the JSPU had been closed as a budget saving measure, and responsibility for minerals and waste planning had passed to the individual unitary authorities. As a result, it was proposed to incorporate the minerals and waste planning within the annual monitoring reports.

Members were advised that the Localism Act 2011 included a statutory duty for local authorities to prepare reports and publish them to the local community. The Annual Monitoring Report would no longer be required to be submitted to the Secretary of State in December of each year. It was proposed that the Council would publish an annual monitoring report in September, which would provide more up to date information.

In the ensuing discussion, a number of Members raised concern with regard to the obligations imposed upon developers via Section 106 Agreements when building four bedroom houses. Officers advised that the issue was currently being investigated.

The Committee agreed that the format of future annual monitoring reports report would be discussed at a future meeting.

### **Resolved –**

- (a) That the Local Development Framework Annual Monitoring Report 2010/2011 be approved for submission to the Secretary of State by 31<sup>st</sup> December 2011 and subsequently published.
- (b) That, potential reporting options to produce and publish future monitoring reports be presented at a future Planning Committee.
- (c) That the future arrangements for Minerals and Waste planning in Slough be noted.

## **55. Appeal Decisions**

**Resolved –** That the report be noted.

## Planning Committee - 01.12.11

### 56. Authorised Enforcement and Prosecutions

A Member commented that information contained within the report, regarding enforcement matters often provided a 4 – 6 month retrospective update. It was agreed that future monitoring reports would be regularly updated.

**Resolved** – That the report be noted.

Chair

(Note: The Meeting opened at 6.32 pm and closed at 8.00 pm)

The Human Rights Act 1998 was brought into force in this country on 2<sup>nd</sup> October 2000, and it will now, subject to certain expectations, be directly unlawful for a public authority to act in a way which is incompatible with a Convention Right. In particular Article 8 (Respect for Private and Family Life) and Article 1 of Protocol 1 (Peaceful Enjoyment of Property) apply to planning decisions. When a planning decision is to be made, however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act 1998 will not be referred to in the Officers Report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

Please note the Ordnance Survey Maps for each of the planning applications are not to scale and measurements should not be taken from them. They are provided to show the location of the application sites.

|            |   |
|------------|---|
| CLU / CLUD | Certificate of Lawful Use / Development |
| GOSE       | Government Office for the South East    |
| HPSP       | Head of Planning and Strategic Policy   |
| HPPP       | Head of Planning Policy & Projects      |
| S106       | Section 106 Planning Legal Agreement    |
| SPZ        | Simplified Planning Zone                |
| TPO        | Tree Preservation Order                 |
| LPA        | Local Planning Authority                |

|        | <b>USE CLASSES – Principal uses</b> |
|--------|-------------------------------------|
| A1     | Retail Shop                         |
| A2     | Financial & Professional Services   |
| A3     | Restaurants & Cafes                 |
| A4     | Drinking Establishments             |
| A5     | Hot Food Takeaways                  |
| B1 (a) | Offices                             |
| B1 (b) | Research & Development              |
| B1 (c) | Light Industrial                    |
| B2     | General Industrial                  |
| B8     | Warehouse, Storage & Distribution   |
| C1     | Hotel, Guest House                  |
| C2     | Residential Institutions            |
| C2(a)  | Secure Residential Institutions     |
| C3     | Dwellinghouse                       |
| C4     | Houses in Multiple Occupation       |
| D1     | Non Residential Institutions        |
| D2     | Assembly & Leisure                  |

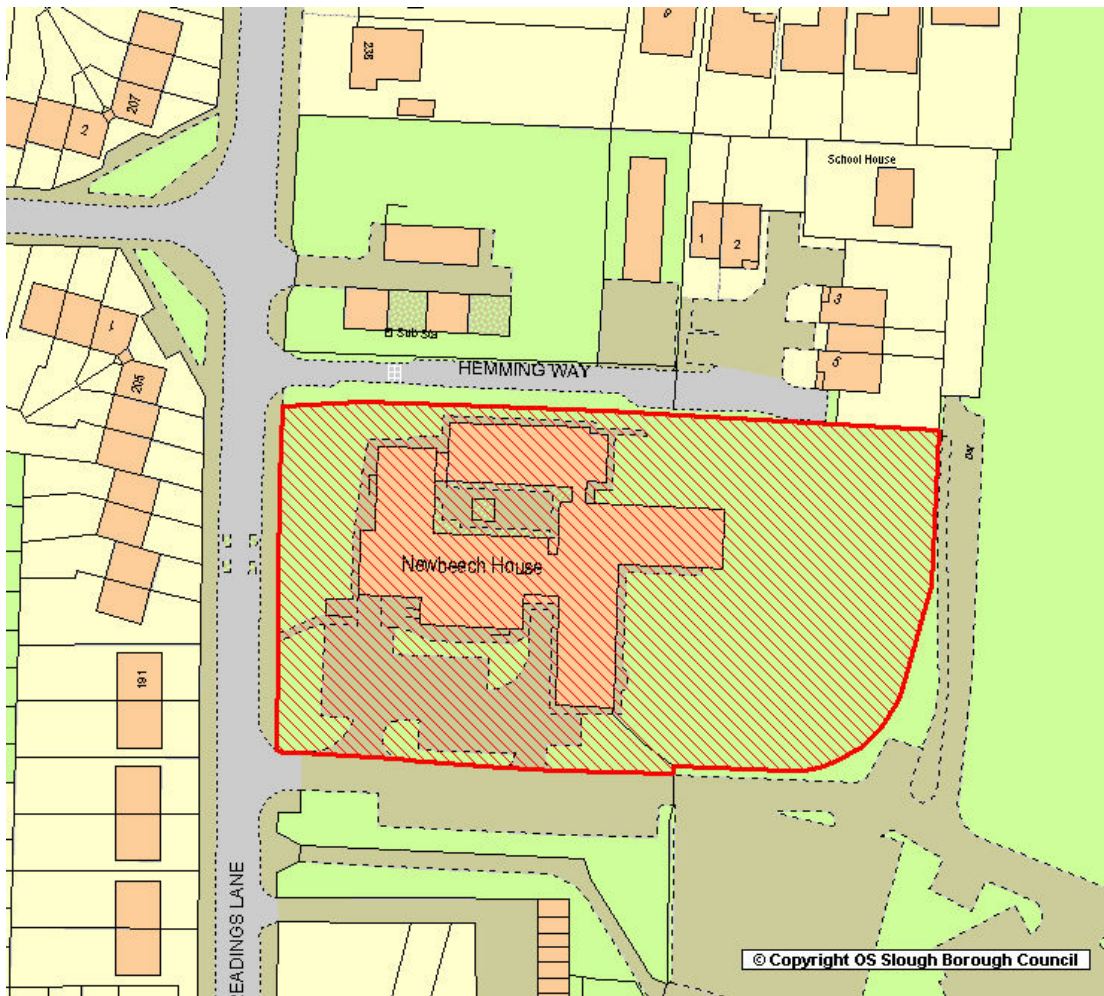
|    | <b>OFFICER ABBREVIATIONS</b> |
|----|------------------------------|
| WM | Wesley McCarthy              |
| EW | Edward Wilson                |
| HB | Hayley Butcher               |
| CS | Chris Smyth                  |
| RK | Roger Kirkham                |
| HA | Howard Albertini             |
| IH | Ian Hann                     |
| AM | Ann Mead                     |
| FI | Fariba Ismat                 |
| PS | Paul Stimpson                |
| JD | Jonathan Dymond              |
| GB | Greg Bird                    |

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|                    |   |               |                           |
|--------------------|---|---------------|---------------------------|
| Registration Date: | 23-Sep-2011   | Applic. No:   | S/00671/002               |
| Officer:           | Mr. Albertini   | Ward:         | Britwell                  |
|                    |   | Applic type:  | <b>Major</b>              |
|                    |   | 13 week date: | <b>23rd December 2011</b> |
| Applicant:         | Slough Borough Council  |               |                           |
| Agent:             | Mrs. Berta Sanchez Velar, Nick Baker Associates Second Floor,<br>Lindsey House, 40-42, Charterhouse Street, London, EC1M 6JN  |               |                           |
| Location:          | Newbeech House, Long Readings Lane, Slough, SL2 1QP   |               |                           |
| Proposal:          | DETAILS OF RESIDENTIAL DEVELOPMENT RE: EXISTING OUTLINE<br>PLANNING PERMISSION REF: S/00671/001 DATED 02/09/11.<br>(RESERVED MATTERS APPLICATION FOR 18 DWELLINGS). |               |                           |

**Recommendation:** Approve subject to Conditions



## **S/00671/002**

### 1.0 **SUMMARY OF RECOMMENDATION**

1.1 Approve.

### **PART A: BACKGROUND**

#### 2.0 **Proposal**

- 2.1 This proposal covers the detail of the existing outline planning permission for residential development. The submitted scheme has been revised and now comprises 2 four bedroom; 10 three bedroom and 6 two bedroom two storey houses. The original scheme was for 16 homes some of which were two and a half storey. 2 parking places per home are on the frontage for most homes.
- 2.2 The broad positioning of buildings is similar to that agreed at the outline stage but the detail of the layout is different to the indicative scheme of the latter as no homes will now front onto Hemming Way. Access is via a widened Hemming Way. There will be no driveways off Long Readings Lane as homes will face inwards and the existing hedge and most of the trees along that road will remain. In line with the outline planning permission the existing grass mound at the east end of the site will be reduced in area. It will need to be re shaped but most trees can be retained.
- 2.3 Frontages of houses have space for some small trees, bike store and bins. No rear access path to rear gardens is proposed. All homes are designed to the Lifetime Homes standard.
- 2.4 Materials will be brick at ground floor level with render above and some coloured render as feature panels between selected upper storey windows. Photovoltaic panels on some roof slopes might be installed. This elevation treatment is similar to that of the approved Jolly Londoner site.

#### 3.0 **Application Site**

- 3.1 The 0.55 hectare site used to contain a two storey elderly person's home built in the 1980's and, at the east end, has a group trees around a grassed mound. There are trees and a hedge on the Long Readings Lane frontage. The former site access was shared with Beechwood School.
- 3.2 To the west are two storey homes opposite the site. To the north is Hemming Way with an electricity sub station and cadets hut opposite. To the north east two storey homes of Hemming Way. To the south east Beechwood School grounds.

#### 4.0 **Site History**

- 4.1 Outline Planning Permission for residential development 2<sup>nd</sup> September 2010.

5.0 **Neighbour Notification**

5.1 Long Readings Lane Nos. 181 – 205 odd; 232, 234, 236, School House; Beechwood School; Hemming Way 1-5 inclusive.

5.2 No comments received but neighbours have been notified of the revised 18 unit scheme and any comments received will be reported on the meeting amendment sheet.

6.0 **Consultation**

Traffic & Highways

6.1 Initial concerns about shared access way (if adopted) resolved; 1m margins are now proposed and Hemming Way widening adjusted.

**PART B: PLANNING APPRAISAL**

7.0 **Appraisal**

7.1 The principle of developing the site for 18 homes, excepting the east end, has been established by the outline planning permission. In comparison with the principles established by the outline permission the arrangement of buildings and heights are similar although building footprint has increased slightly. No two and half storey homes are now proposed.

7.2 The two storey scheme ties in with neighbouring housing surrounding the site. Although Hemming Way is not overlooked much the inward facing development creates a neighbourly grouping of homes. Homes not facing Long Readings Lane has the advantage of limiting car movements from driveways on the approach to Beechwood School and allows for the existing hedge and trees to be retained which limits the affect of the development on this road. The green space at the east end of the site provides amenity space to which the residents could have access depending upon the Council's decision about the future management of the space.

7.3 Accommodating the mix of home sizes, car parking and a reasonable rear garden size without resorting to 3 storey homes or mass tree loss has involved intricate design work. The mix reflects the Housing Section's current view of what is needed to meet immediate needs including possible relocations from the nearby flats.

7.4 Gardens lengths range from 9 m to 11 with wide gardens for 4 bedroom homes. These are smaller than typical Britwell gardens but similar to many modern developments. The separation distance to existing homes is generally 29 m with one oblique view of 18 metres. This is acceptable for two storey homes. The design of the elevations is satisfactory.

- 7.5 Having considered the relevant policies and comments from consultees and those notified the development is considered to be acceptable subject to conditions

### **PART C: RECOMMENDATION**

#### 8.0 **Recommendation**

- 8.1 Approve with conditions.

#### 9.0 **PART D: LIST OF CONDITION(S)**

##### Condition(s)

1. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

##### TO BE COMPLETED WHEN REVISED DRAWINGS RECEIVED

- (a) Drawing No. xxx, Dated xxx, Recd On dd/mm/yyyy
- (b) Drawing No. xxx, Dated xxx, Recd On dd/mm/yyyy
- (c) Drawing No. xxx, Dated xxx, Recd On dd/mm/yyyy
- (d) Drawing No. xxx, Dated xxx, Recd On dd/mm/yyyy

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

2. Details of external materials and samples of bricks and tiles to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

3. No house shall be occupied until the bin stores, cycle stores and boundary treatment have been constructed or installed in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON In the interest of visual amenity.

4. No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season

following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as in the approved landscaping and tree planting scheme.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

5. No house shall be occupied until the car parking spaces shown on the approved layout have been constructed.

REASON In the interest of the free flow of traffic and conditions of general safety on the highway.

6. The open area at the east end of the site shall be maintained in accordance with a scheme that shall have first been submitted to and been approved in writing by the Local Planning Authority prior to the first occupation of any dwelling.

REASON In the interest of visual amenity of adjoining occupiers and the neighbouring area.

#### Informative(s)

1. This decision has been taken having regard to the policies and proposals in the Local Plan for Slough 2004 and the Slough Local Development Framework, Core Strategy 2006 - 2026, as set out below, and to all relevant material considerations.

Policies:- EN1 and EN3 of The Adopted Local Plan for Slough 2004 and Core Policies 3, 4, 7, 8, 9, 10, 11 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting the Development Control Section on 01753 477340.

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# **PLANNING COMMITTEE** **11<sup>th</sup> January 2012**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS PRESENTED TO MEMBERS

## **AGENDA ITEM 4**

### **S/00671/002 - Newbeech House, Long Readings Lane**

Revised drawings listed below acceptable.

Neighbour re notification period re revised proposals expires 16<sup>th</sup> January so recommendation changed.

- (a) Drawing No. 1109 P-001 Location Plan Recd On 29th Dec 2011
- (b) Drawing No. 1109 P-002 Rev 02 Ground Floor & layout Recd On 29th Dec 2011
- (c) Drawing No. 1109 P-003 Rev 02 Roof Plan Location Plan Recd On 29th Dec 2011
- (d) Drawing No. 1109 P-004 Rev 02 Landscape Plan Recd On 29th Dec 2011
- (e) Drawing No. 1109 P-005 Rev 02 Elevations Recd On 29th Dec 2011
- (f) Drawing No. 1109 P-006 Rev 02 Elevations Recd On 29th Dec 2011
- (g) Drawing No. 1109 P-007 Rev 01 Floor Plan Plan Recd On 29th Dec 2011
- (h) Drawing No. 1109 P-008 Rev 01 Floor Plan Recd On 29th Dec 2011
- (i) Drawing No. 1109 P-009 Rev 01 Floor Plan Recd On 29th Dec 2011
- (j) Drawing No. 1109 P-010 Rev 01 Floor Plan Recd On 29th Dec 2011
- (k) Drawing No. 1109 P-011 Floor Plan Recd On 29th Dec 2011

### **CHANGE TO RECOMMENDATION**

Delegate decision to Head of Planning Policy and Projects.



## **AGENDA ITEM 7**

### **P/06077/020 – Slough Grammar School, Lascelles Road, Slough**

The description has been changed to refer to 12 no. classrooms and not 16 no. as shown in the Agenda item.

Comments have been received from the Council's Tree Advisor who has stated that the proposals would see the removal of one tree and has the potential to affect another 3 trees subject to a Tree Preservation Order. The loss of a tree is regrettable but it is a relatively small tree and which is already causing damage to existing adjacent buildings so no objections are raised to the loss of this tree subject to the planting of a replacement tree. The potential affect on the other 3 trees results from possible hard surfacing from the car park within the Root Protection Areas of these trees. These issues could be overcome with the production of an Arboricultural Method Statement and changes to the car park layout, if required.

#### **RESPONSE:**

An Arboricultural Implication Statement / Method Statement is being undertaken by the Applicant and will be considered further by Officers once received to ensure that the works can be undertaken without causing damage to the trees and can be agreed prior to the determination of the application.

Comments have been received from the Council's Drainage Advisor stating that the drainage report is incorrect in saying that the school drains to a combined sewer and that a site survey is needed to identify the existing system and a detailed drainage design is needed to accompany the application.

#### **RESPONSE:**

A drainage survey is being undertaken and details of this is currently being discussed with the Council's Drainage Advisor and can be agreed prior to the determination of the application.

Comments have been received from the Council's Transport Engineer's who has raised objections to the planning application on the grounds the adjoining highway network does not have sufficient operational capacity to accommodate the additional traffic generated by the proposed development. The increase in traffic associated with the proposed development will result in an unacceptable increase in delay on the network to general traffic and buses and is likely to be detrimental to the highway safety. Furthermore the arrangements for parental parking are not sufficiently detailed to assure that the impact on local resident's amenity has been taken into account by the applicant. However if the developer was to agree to the mitigation package set out below then the highway objection would be removed:

- dedication of land to the Local Highway Authority free of charge, re-siting of fence/hedge and widening of footway/cycleway along sections of the site frontages along the A4 and Lascelles Road;
- financial contribution to the linking of the traffic signals at the A4 pedestrian crossing to the west of Lascelles Road and the traffic signals at the A4/Langley road junction. Contribution to be determined subject to further work by SBC;
- Car Parking Management Plan – which should form part of the Travel Plan;
- Travel Plan monitoring contribution of £6k; and

- Residents Parking Survey and Consultation and required works (as necessary) – contribution to be agreed subject to further work by SBC/developer's consultant.

### **RESPONSE:**

The comments that have been received from the transport consultant are based on the figures that are detailed in the Transport Assessment that accompanies the application stating that there would be an increase in pupil numbers by 155 (Paragraph 2.1). The applicant has now confirmed that the development will allow a projected increase of 80 students in school population as a result of identified demographic growth of 16 – 19 year olds in Slough. The increase has been taken up by the additional classrooms within the 6 classroom block recently approved and enabled by a bid for DfE funds which was supported by the LEA. The purpose of the further development and of the current application is largely to re-provide accommodation - in terms of the classrooms (12 new rooms) 8 will immediately replace time expired temporary classrooms which the school will remove as soon as the new facility is complete. The remaining 4 classrooms will allow the school to plan the curriculum more effectively and flexibly but are not planned to allow for any increase in overall numbers. The 2 phases of development between them will allow the school to accommodate the planned demographic increase which amounts to **80** student places and the approved scheme can accommodate that total as well as allowing some relaxation of the timetabling issues currently being encountered at the school. Therefore in light of the confirmation of numbers the trip numbers that have been calculated would seem to be inaccurate and correct trip number details can be collated and an appropriate mitigation package can be negotiated if deemed necessary.

The applicant's have further commented with regards to parking that it is currently 'informal' but there are around 30 cars parking regularly at the front of the school - others on Lascelles Road. It is estimated that with the drop off arrangement in place the school will lose 15 spaces. The plans currently show 57 new spaces (net gain of 42) to minimise the need for parking on the street. There is a likelihood that as a result of the arboricultural report we will need to reduce the numbers slightly so it is estimated that the total increase will amount to 35 in the final arrangement, which would seem to negate the need for a parking survey as suggested.

Final details with regards the highways and transport implications can be agreed prior to the determination of the application.

Additional conditions would be added to any permission to ensure the removal of the temporary classrooms before the new element of the building is brought into use and to agree a scheme of community use for the gym.

### **CHANGE TO RECOMMENDATION**

Delegate to the Head of Planning Policy and Projects for Resolution of Outstanding Matters Relating to Trees, Transport, Highways and Drainage, Completion of a Section 106 Agreement, if required, Finalising Conditions and Final determination.

**AGENDA ITEM 8**  
**P/08112/004 – 40, Halkingcroft, Slough**

Paragraph 3.1 of the report refers to Timber Road. This is an error and should read Turner Road.

Whilst the proposed development remains as shown on the deposited plans, the description of the development refers to the erection of a front, side and rear extension, however it is considered that the description of the proposed extension as a 'front extension to garage' better describes the nature of the proposal. The description of the development is therefore amended to read:

**CHANGE IN SHAPE OF ROOF OF THE EXISTING FLAT ROOF GARAGE TO CROWN TOP, ERECTION OF A SINGLE STOREY FRONT EXTENSION TO GARAGE WITH CROWN TOP ROOF IN CONNECTION CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION.**

Reason for refusal no. 2 set out in Part D of the officer report which previously referred to a front and side extension is amended to reflect the change in the description as above read:

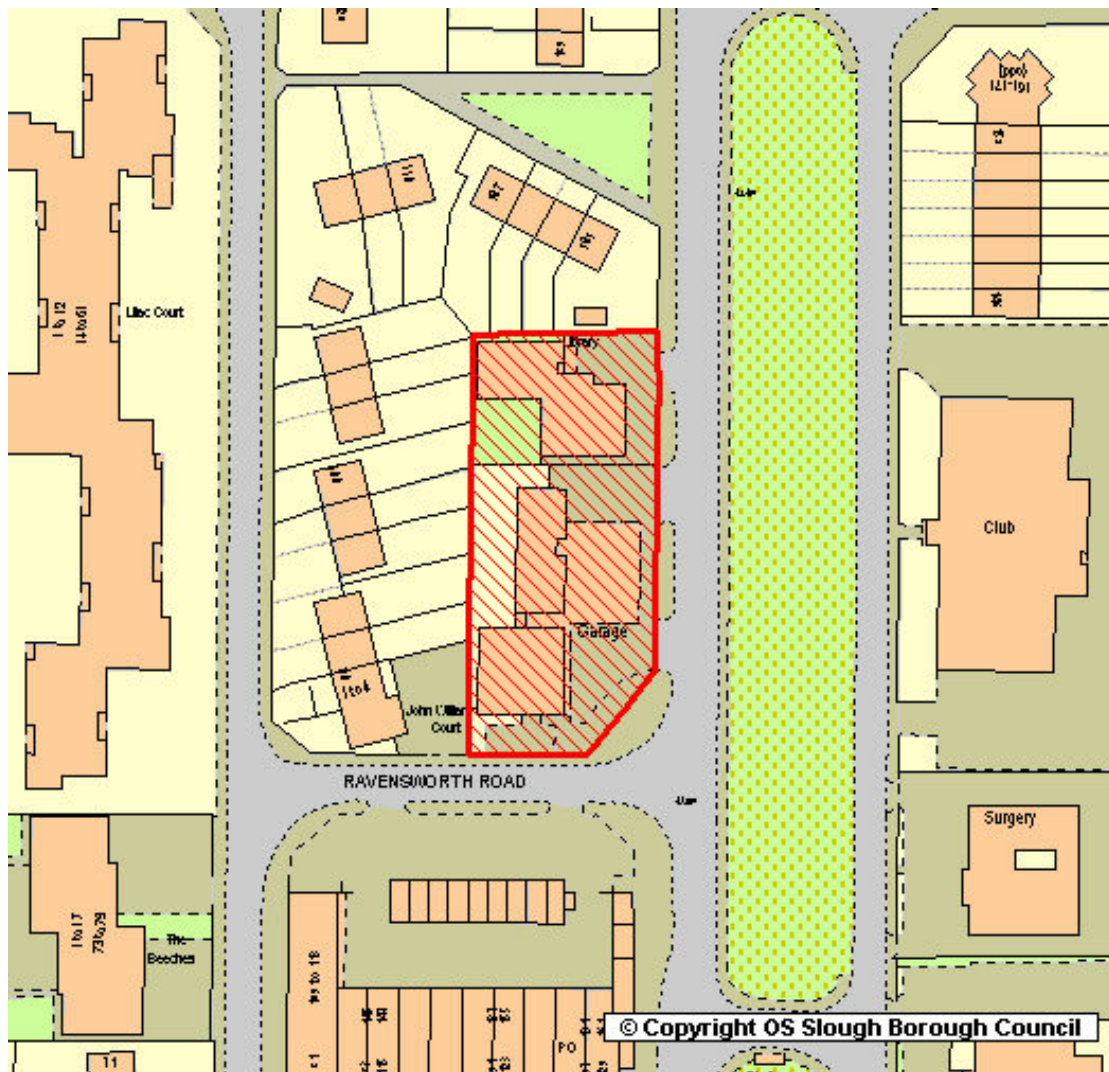
The proposed conversion of the garage to habitable accommodation incorporating the change in the shape of the roof to a crown top roof and the erection of a single storey front extension to the garage would be unacceptable as the proposed front projection would accentuate its excessive width when considered in conjunction with the previously approved two storey side extension. The proposal would therefore fail to appear in proportion with the original dwelling. It would be contrary to Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; PPS1; and The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document.

**NO CHANGE TO RECOMMENDATION**

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|                    |  |             |             |
|--------------------|--|-------------|-------------|
| Registration Date: | 29-Nov-2011  | Applic. No: | S/00676/000 |
| Officer:           | Mr. Albertini  | Ward:       | Britwell    |
| Applicant:         | Slough Borough Council   |             |             |
| Agent:             | Berta Sanchez Velar, Nick Baker Architects Second Floor, Lindsey House, 40-42, Charterhouse Street, London, EC1M 6JN |             |             |
| Location:          | Library and Former Service Station, Wentworth Avenue, Britwell, Slough   |             |             |
| Proposal:          | DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 9 HOUSES (TENURE: SOCIAL RENT) WITH ASSOCIATED PARKING          |             |             |

**Recommendation:** Approve subject to Conditions



## **S/00676/000**

### 1.0 **SUMMARY OF RECOMMENDATION**

1.1 Approve.

### **PART A: BACKGROUND**

#### 2.0 **Proposal**

2.1 The submitted scheme has been revised and now comprises two storey houses in one terrace – 2 four bedroom; 3 three bedroom and 4 two bedroom. 2 parking places per home are on the frontage except one home which will have parking in its rear garden accessed from Ravensworth Rd but with gated entrance. The original scheme was for 8 homes and some two and a half storey houses.

2.2 The frontage line of the terrace varies due to the different house types and accommodating parking at the front but none come further forward than the current library building. The frontage will have space for some small trees, bike store and bins. No rear access path to rear gardens is proposed. All homes are designed to the Lifetime Homes standard.

2.3 Materials will be brick at ground floor level with render above and some coloured render as feature panels between selected upper storey windows. Photovoltaic panels on some roof slopes might be installed. This elevation treatment is similar to that of the approved Jolly Londoner site nearby.

#### 3.0 **Application Site**

3.1 This 0.18 ha site lies immediately north of the Wentworth Ave shops and flats. Behind and to the north are two storey houses with a small block of flats adjacent on Ravensworth Rd. Opposite beyond the Wentworth Ave trees are the medical centre and ex servicemen's club. The existing buildings are single storey but varying heights and positions on the site some being close to the boundary. At the north end is the Library. The rest is the former service station now used for car sales and repair.

#### 4.0 **Site History**

4.1 Extension to Library 2001

#### 5.0 **Neighbour Notification**

5.1 Wentworth Ave 181, 187, 146,148, 150, Avenue Medical Centre; Ex Servicemen's Club.  
Rokesby Rd 98-118; 1-4 K. William Ct.

5.2 One letter received concerned about privacy and overlooking also colour of window frames – seeking less oppressive colour than grey.

5.3 Neighbours have been notified of the revised scheme and any further comments received will be reported on the meeting amendment sheet.

## 6.0 **Consultation**

### Traffic & Highways

6.1 Initial concerns re parking arrangement addressed so that it substantially complies with crossover policy. This allows some kerb space for parking and minimises inconvenience to pedestrian.

6.2 Environmental Protection Request standard soil quality conditions to deal with contamination from sites former garage and petrol station use.

## **PART B: PLANNING APPRAISAL**

### 7.0 **Appraisal**

7.1 The site falls on the edge of the Britwell regeneration Site Allocation area adopted in 2010. This supports and promotes comprehensive redevelopment of the wider area to aid regeneration. The Library will need to be replaced and the new Community Hub further south will provide for that. There are no other land use policy issues.

7.2 The two storey scheme ties in with neighbouring housing behind and further up Wentworth Ave. The south flank is set back from Ravensworth Road which reflects its position as one of the key roads to serve the housing areas behind and its position opposite what will become a redevelopment site in the future as part of the Wentworth Ave flats regeneration scheme. Frontage parking is convenient for future owners but the small plots result in only limited space being available for greenery along Wentworth Ave.

7.3 Accommodating the mix of home sizes, car parking and a reasonable rear garden size without resorting to 3 storey homes has involved intricate design work. The mix reflects the Housing Sections current view of what is needed to meet immediate needs including possible relocations from the nearby flats.

7.4 Gardens lengths range from 9.3 m for two bedroom homes to 11.8 m for 4 bedroom homes. These are smaller than typical Britwell gardens but similar to many modern developments however the 4 bed units have wide gardens. The separation distance to existing homes varies between 20 m and 26 m. The 20m distance is acceptable as the homes are now all two storey. The design of the elevations is satisfactory.

7.5 The limited front garden area is not typical of many Britwell homes but is typical of modern developments. Furthermore the sites location at the centre of Britwell with proposed change of character because of future redevelopment to the south means there is less need to reflect the more suburban character of other parts of Britwell.

- 7.6 Having considered the relevant policies and comments from consultees and those notified the development is considered to be acceptable subject to conditions.

### **PART C: RECOMMENDATION**

#### 8.0 **Recommendation**

- 8.1 Approve with conditions.

#### 9.0 **PART D: LIST OF CONDITION(S)**

##### Condition(s)

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing No. P001 rev 01 Site, recvd 29th Nov 2011
- (b) Drawing No. P004 rev 01, Layout/Landscape recvd 29th Nov 2011
- (c) Drawing No. P002 rev 01 GF, recvd 29th Nov 2011
- (d) Drawing No. P007 r01 & 8 r01 & 9 rev 01 Floor plan, recvd 29th Nov 2011
- (e) Drawing No. P003 rev 01 Roof Site, recvd 29th Nov 2011
- (f) Drawing No. P005 rev 01 & 006 rev 01 Elevations, recvd 29th Nov 2011

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Details of external materials and samples of bricks and tiles to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. No house shall be occupied until the bin stores, cycle stores and boundary treatment have been constructed or installed in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON In the interest of visual amenity.



5. No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

6. No development shall commence until details of surface water drainage have been submitted to and been approved in writing by the Local Planning Authority. No house shall be occupied until the approved drainage has been constructed. (informative: not withstanding information on the application form connection to a surface water sewer should not be assumed; water should be dealt with on site with a minimum 1 in 30 year design capacity and containment within the site for a 1 in 100 year plus 30% event).

REASON In the interest of sustainable development and flood prevention.

7. No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development. The details shall include removal of the existing access and reinstatement of footway.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

8. No house shall be occupied until the car parking spaces shown on the approved layout have been constructed.

REASON In the interest of the free flow of traffic and conditions of general safety on the highway.

9. Construction shall not commence until the Library use has been relocated within Britwell.

REASON In the interest of retention of local community facilities and in accordance with Policy OSC 17 of The Adopted Local Plan for Slough 2004.

10. Sites where land contamination may be expected as a result of former land use:

It is suspected that this site and/or nearby land and water may be contaminated as a result of former industrial use(s) or otherwise. Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice, such as CLR11, BS10175, BS5930 and CIRIA 665. Each phase shall be submitted in writing and approved by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals. If significant contamination is found by undertaking the Phase 2 investigation then Phase 3 shall be undertaken.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use be submitted and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works, have been carried out and a full validation report has been submitted and approved to the satisfaction of Local Planning Authority. In the event that gas protection is required, all such measures shall be implemented in full and confirmation of satisfactory installation obtained in writing from a Building Control Regulator.

If any fill/soil needs to be imported it is to be analysed against a standard suite of contaminants and supported by a full history, i.e. location of origin, details of whether the soil had been blended and the blend components, and reason for removal from origin. The analysis is to include, as a minimum, the ICRCL suite of heavy metals and organic contaminants, hydrocarbons, and leachability testing. This information is to be submitted and approved in writing by Environmental Services, prior to any such material being received on-site.

REASON To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use.

#### Informative(s)

1. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
2. The development must be so designed and constructed to ensure that surface

water from the development does not drain onto the highway or into the highway drainage system.

3. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.

4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.

5. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.

6. Prior to commencing works the applicant will need to enter into a Section 278 Agreement of the Highways Act 1980 / Minor Highway Works Agreement with Slough Borough Council for the implementation of the works in the highway. The applicant should be made aware that commuted sums will be payable under this agreement for any requirements that burden the highway authority with additional future maintenance costs. The works in the highway can include:

Temporary access point

Installation of crossover

Reconstruct the footway fronting the application site.

Reinstatement of redundant access points to standard to footway construction

Installation of street lighting modifications (if necessary)

Drainage connections (if necessary)

7. This permission shall not be deemed to confer any right to obstruct the Public Right of Way crossing or abutting the site which shall be kept open and unobstructed until legally stopped up or diverted under section 257 of the Town and Country Planning Act 1990.

8. Any works/events carried out either by, or at least at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004 and licensed accordingly by the Street/Highway Authority in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Slough. Also Developers need to inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to site, shall be co-ordinated by them in liaison with Slough Borough Council Street Works Section (telephone 01753 875666). This must take place at least one month in advance of the commencement of the works and must be in line with the noticing requirements of the NRSWA 1991 and the TMA 2004. The developer must particularly ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time and using the same

Traffic Management measures.

2. This decision has been taken having regard to the policies and proposals in the Local Plan for Slough 2004 and the Slough Local Development Framework, Core Strategy 2006 - 2026, as set out below, and to all relevant material considerations.

Policies:- EN1, EN3, OSC 17 of The Adopted Local Plan for Slough 2004 and Core Policies 3, 4, 7, 8, 9, 10, 11 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting the Development Control Section on 01753 477340.

|                    |  |             |             |
|--------------------|--|-------------|-------------|
| Registration Date: | 12-Oct-2011  | Applic. No: | P/03696/007 |
| Officer:           | Ian Hann   | Ward:       | Upton       |
| Applicant:         | Mr. T. S. Heer   |             |             |
| Agent:             | Mr. Mav Sandhu, Landmark Designs Limited The Pillars, Slade Oak Lane, Gerrards Cross, Buckinghamshire, SL9 0QE |             |             |
| Location:          | 110, Upton Road, Slough, SL1 2AW   |             |             |
| Proposal:          | ERECTION OF A TWO STOREY SIDE EXTENSION WITH PITCHED ROOFS.  |             |             |

**Recommendation:** Refuse



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 This application is being recommended for refusal for the reasons set out at the end of this report.
- 1.2 This is a householder application which would normally be determined by Officers under the approved scheme of delegation. However the application has been called in for determination by Planning Committee on the request of Cllr Minhas who considers the application to be within the guidelines and does not see a reason for refusal.

**PART A: BACKGROUND**

2.0 **Proposal**

- 2.1 This is a householder planning application for a two storey side extension. The extension is proposed to have a width of 3.5m, depth of 11.19m and a height of 5.7m to eaves level and 8.4m to ridge height. This application is the same a recently withdrawn scheme.
- 2.2 The application is accompanied by plans showing the site location, site layout, elevations and floor plans. A Design and Access Statement has also been submitted with the application.

3.0 **Application Site**

- 3.1 The subject property is located on the north west side of Upton Road close to the junction where Upton Road bends to the north east and Upton Court Road continues to the south east and contains a two storey detached dwelling.
- 3.2 The site is located within a residential area where detached and semi detached two storey houses are to the south east and north east and detached single storey houses are to the south west, with the garden to one of these properties backing onto the side of the applicant property, where the extension is proposed to be built.

4.0 **Relevant Site History**

- 4.1 A planning application was withdrawn prior to determination in June 2003 for a two storey side extension (P/03696/001).
- 4.2 Planning permission was approved for a front porch in December 2005 (P/03696/002).
- 4.3 Two recent applications have been refused. Firstly in June 2008 for a two storey side extension with rear and side facing dormer windows and an increase in the height of the property (P/03969/003) for the following reasons:

- *The proposed development, by virtue of its scale massing and bulk, and including raising the height and changing the appearance of the main roof would detract from the character and appearance of the original dwelling and would create an overbearing effect on Upton Road, detrimentally impacting the character and appearance of the existing dwelling and street scene contrary in this Residential Area of exceptional character to Planning Policy Statement 1, Core Policy 8 of the Slough Local Development Framework Core Strategy, 2006-2026 Submission Document: November 2007 Policies EN1, EN2 and H12 H15 of The Adopted Local Plan for Slough, 2004, and the Council's approved guidelines for Residential Extensions 1994.*
- *The lack of any set down or set back at first floor level results in an extension to the existing dwelling which does not appear subordinate to the main house, thereby detracting from the character and appearance of the existing house and that of the general street scene in this residential area of exceptional character contrary to Planning Policy Statement 1, Core Policy 8 of the Slough Local Development Framework Core Strategy, 2006-2026 Submission Document: November 2007 Policies EN1, EN2 and H12 H15 of The Adopted Local Plan for Slough, 2004, and the Council's approved guidelines for Residential Extensions 1994.*
- *The proposed side dormer represents an incongruous design feature when viewed from the street thereby detracting from the character and appearance of the existing house and that of the general street scene in this residential area of exceptional character contrary to Planning Policy Statement 1, Core Policy 8 of the Slough Local Development Framework Core Strategy, 2006-2026 Submission Document: November 2007 Policies EN1, EN2 and H12 H15 of The Adopted Local Plan for Slough, 2004, and the Council's approved guidelines for Residential Extensions 1994.*

4.4 An application in July 2011 for a two storey side and rear extension and rear dormer windows (P/03696/004) was refused for the following reasons:

- *The proposed two storey extension by virtue of its width and bulk would result in an overly large and overbearing extension on a visually important corner to the detriment of visual amenity and established character of the area contrary to Planning Policy Statement 1 (PPS1), Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, Policies H15, EN1 and EN2 of The Adopted Local Plan for Slough 2004 and The Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.*
- *The development by virtue of its siting within close proximity of the amenity space of 5 Church View, Upton Road and its excessive scale massing and bulk would appear overly dominant and be overbearing*

*for the neighbouring occupiers of 5 Church View, Upton Road and would result in increased shading of their rear garden , contrary to Planning Policy Statement 1, Core Policy 8 of the Local Development Framework Core Strategy 2006-2026 Development Plan Document, December 2008, Policies EN1, EN2 and H15 of the Council's Adopted Local Plan for Slough, 2004 and the adopted Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document adopted January 2010.*

4.5 A planning application for a two storey side and rear extension was withdrawn prior to determination in October 2011 (P/03696/005).

4.6 A Certificate for Lawful Development was granted for the property in October 2011 for a single storey side extension, two storey rear extension, velux windows and a rear out building (P/03696/006).

## 5.0 **Neighbour Notification**

5.1 147, Upton Road, Slough, SL1 2AE, 4 Church View, Upton Court Road, Slough, SL3 7LS, 108, Upton Road, Slough, SL1 2AW, 5 Church View, Upton Court Road, Slough, SL3 7LS, 4a Church View, Upton Court Road, Slough, SL3 7LS, 4b Church View, Upton Court Road, Slough, SL3 7LS

One response has been received as a result of the neighbour consultation from the property which backs onto the side of the applicant property raising the following objections:

- Loss of light to habitable rooms

RESPONSE: This is a material planning consideration and is considered further in the report below.

- Loss of privacy

RESPONSE: This is a material planning consideration and is considered further in the report below.

- Excessive overshadowing

RESPONSE: This is a material planning consideration and is considered further in the report below.

## 6.0 **Consultation**

### 6.1 **Archaeological Consultant**

This site is located in the historic core of Upton. Upton was named as a manor in a very early historic document called the Domesday Book. It lists all settlements and manors in the area and has been found to be a very accurate snapshot of a place or settlement at the time of writing. The description of Upton states that the civil parish of Upton was a manor of King Harold, accessed at 2160 acres, of which 270 acres were worked as a home farm with the help of labour due from peasant tenants. At the time of the Domesday survey there was no manor house, and Upton consisted solely of a few houses near the wooden Anglo-Saxon church. Experience dictates that the location of



that current church is likely to be either above or adjacent to the wooden Anglo-Saxon church. So there is potential for the survival of early remains of Anglo-Saxon and Medieval date in the immediate area of the church and manor, however, the exact layout of the settlement and how it changed and developed from Anglo-Saxon times into Medieval times is unknown at the moment.

Map regression demonstrates that the current layout was in existence by the early 1920s and differs from the earlier layout which appeared to be more scattered and rural in nature. Some disturbance can be expected by the works to create the modern layout and roundabout. However, we have records of a number of examples where archaeology has been found to survive previous impacts such as beneath house footprints. Therefore avoiding impact to potential archaeology in this area without archaeological fieldwork to mitigate the impacts remains a concern. Very little archaeological investigation has been undertaken within the historic core of Upton. I would recommend that field investigation is undertaken even on small proposals. Once field investigation within a number of properties in this area has been undertaken we will have evidence of what survives and how significant those remains are. As always the field investigation we recommend will be appropriate to the scale of the proposals in each application. In this case I would recommend a watching brief only on the extension and on the grubbing up of the garage foundations – if this will be required.

Therefore, I recommend the inclusion of the following condition in any planning permission granted to be implemented:

**Condition:**

No development shall take place within the site, including any works of demolition or ground preparation, until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (**which may comprise more than one phase of work**) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

**Reason:**

To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

**PART B: PLANNING APPRAISAL**

7.0 **Policy Background**

7.1 The application is considered alongside the following policies:

Adopted Local Plan for Slough 2004. Relevant Policies are H14 (Amenity

Space), H15 (residential Extensions), EN1 (Standard of Design) and EN2 (Extensions).

Slough Local Development Framework, Core Strategy 2006 – 2026 Development Plan Document, December 2007. Relevant Policies are Core Policy 7 (Transport) and Core Policy 8 (Sustainability and the Environment).

Council's adopted Residential extensions Guidelines Supplementary Planning Document, January 2010.

National Policy Guidance:  
PPS1: Delivering Sustainable Development (2005)

- 7.2 The main planning considerations are therefore considered to be:
- Design and impact on the street scene
  - Impact on Residential Amenities of Neighbouring Occupiers
  - Car Parking
  - Amenity Space

### **Assessment**

#### **8.0 Design and Appearance**

- 8.1 PPS1 promotes high quality design that ensures attractive, useable, durable, adaptable, sustainable and accessible places. Such design is a key element in achieving sustainable development. PPS1 also seeks to ensure that places function well and add to the overall character and quality of an area over the lifetime of the development.

Policy H15 of the adopted Local Plan states that proposals for extensions to dwelling houses will only be permitted if there is no impact on the amenity of adjoining occupiers, of high quality design, they respect existing building lines, have no impact on the street scene or other public vantage points, have appropriate parking arrangements and have an appropriate level of rear amenity space.

Policy EN1 of the adopted Local Plan states that development proposals are required to reflect a high standard of design and must be compatible with and/ or improve their surroundings in terms of scale, height, massing/ bulk, layout, siting, building form and design, architectural style, materials, access points and servicing, visual impact, relationship to nearby properties, relationship to mature trees; and relationship to watercourses.

Policy EN1 of the adopted Local Plan states that proposals for extensions should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure and should not result in loss of sunlight or create overshadowing.

Core Policy 8 of the Core Strategy requires that, in terms of design, all development:

- a) Be of high quality design that is practical, attractive, safe, accessible and adaptable;
- b) Respect its location and surroundings;
- c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and
- d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.

The Council's adopted Residential extensions Guidelines Supplementary Planning Document, January 2010 has certain criteria that two storey side extensions should meet to ensure that they do not have an impact upon the street scene or the amenity of neighbouring properties including set down and set backs to show the extension is subordinate, maintenance of visual gaps and proportionality.

- 8.2 Planning permission is sought for a two storey side extension to the existing dwelling.
- 8.3 The proposed extension is has a set down from the main ridge of the building and is set back from the front wall of the original dwelling at first floor level so that it is subordinate to the main dwelling. The width of the extension is also 50% of the width of the original dwelling and would therefore be proportionate to the main dwelling in terms of its footprint.
- 8.4 The design of the building is in keeping with the existing building and a material could be added to any permission to ensure that the materials will be in keeping with the existing building.
- 8.5 This property currently retains an open feel on the corner and this is a particular characteristic of this entrance to Upton Road, with the property opposite also on a corner plot having an open area to the side, and this provides an important visual break and entrance to this element of Upton Road. These proposals would therefore result in the loss of this important open area within the street scene leading to a sense of overdevelopment and enclosure resulting in a detrimental impact upon the street scene and character of the area. Although it is acknowledged that this application sees the side extension reduced by 0.6m from a previously refused application this will still not overcome the detrimental harm that will be caused to the character of the street scene by these proposals.
- 8.6 It is therefore considered that the proposed extension would result in an overly large and overbearing extension to the visually important corner to the detriment and visual amenity of the character of the area and is contrary to the relevant policies and government guidance.

## 9.0 **Impact on Residential Amenities of Neighbouring Occupiers**

9.1 The proposed extension would project from the side wall of the property so that it will be between 3m and 3.5m from the boundary of the neighbouring property at No. 5 Church View, Upton Road. When viewed from the garden and nearest windows of this neighbouring property it would appear overbearing and have a detrimental impact upon the living conditions of the neighbouring property with an amenity area that will be dominated by the proposed extension. Again the reduced width from a previously refused scheme would not overcome these detrimental impacts to the amenity of the neighbouring property.

9.2 The first floor side windows could be conditioned to be obscurely glazed should planning permission be granted.

9.3 It is therefore considered that the proposed extension would result in an overly large, dominant and overbearing extension to the detriment of the amenities of the occupiers of the neighbouring property and is contrary to the relevant policies and government guidance.

## 10.0 **Car Parking**

10.1 Core Policy 7 (Transport) of the Slough Local Development Framework, Core Strategy 2006-2026, (Development Plan Document), requires that all new development should reinforce the principles of the transport strategy as set out in the Council's Local Transport Plan and Spatial Strategy, which seek to ensure that new development is sustainable and that the level of parking within residential development will be appropriate to both its location and the scale of the development and taking account of local parking conditions, the impact on the street scene and the need to overcome road safety problems and protect the amenities of adjoining residents.

10.2 The proposed plans show that 2 parking spaces will be made available on the site. The Council's Parking Standards indicate that a dwelling with 4 bedrooms, such as proposed in this application, will require a minimum of 3 parking spaces. However there is appropriate space to incorporate an additional parking space within the hardstanding at the front of the site and a condition could be added to any permission, if granted to provide this additional space.

10.3 It is therefore considered that the parking provision will be acceptable and in accordance with relevant policies.

## 11.0 **Amenity Space**

11.1 Policy H14 (Amenity Space) of the adopted Local Plan the appropriate level of amenity space will be determined through consideration of type and size of the dwelling, the type of household likely to occupy the dwelling, quality of the space in terms of area, depth, orientation, privacy, attractiveness, usefulness

and accessibility, character of the surrounding area in terms of size and type of amenity space for existing dwellings and proximity to existing public open space.

11.2 The Council's adopted Residential Extensions Guidelines 2010 sets out that for a house for 4 bedrooms a minimum private rear garden depth of 15m is required and if this can not be achieved because of irregular boundaries a relaxation of the standard may be acceptable provided that the garden size exceeds 100 square metres.

11.3 The proposed garden depth will be between 10m and 12.5m due to the irregular rear boundary but would have an area of approximately 123 square metres following the demolition of the existing garage as proposed and would therefore provide an appropriate amount of amenity space.

11.4 It is therefore considered that the provision of amenity space will be acceptable and in accordance with relevant policies.

## 12.0 **Summary**

12.1 Having regard to the matters set out above, this application is recommended for refusal for the reasons set out below.

## **PART C: RECOMMENDATION**

### 13.0 **Recommendation**

13.1 Refuse.

## 14.0 **PART D: LIST OF REFUSAL REASON(S)**

### Reason(s)

1. The proposed two storey extension by virtue of its width and bulk would result in an overly large and overbearing extension on a visually important corner to the detriment of visual amenity and established character of the area contrary to Planning Policy Statement 1 (PPS1), Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, Policies H15, EN1 and EN2 of The Adopted Local Plan for Slough 2004 and The Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.
2. The development by virtue of its siting within close proximity of the amenity space of 5 Church View, Upton Road and its excessive scale massing and bulk would appear overly dominant and be overbearing for the neighbouring occupiers of 5 Church View, Upton Road and would result in increased shading of their rear garden, contrary to Planning Policy Statement 1, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, Policies EN1, EN2 and H15 of The Adopted Local

Plan for Slough, 2004 and the adopted Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document Adopted January 2010.

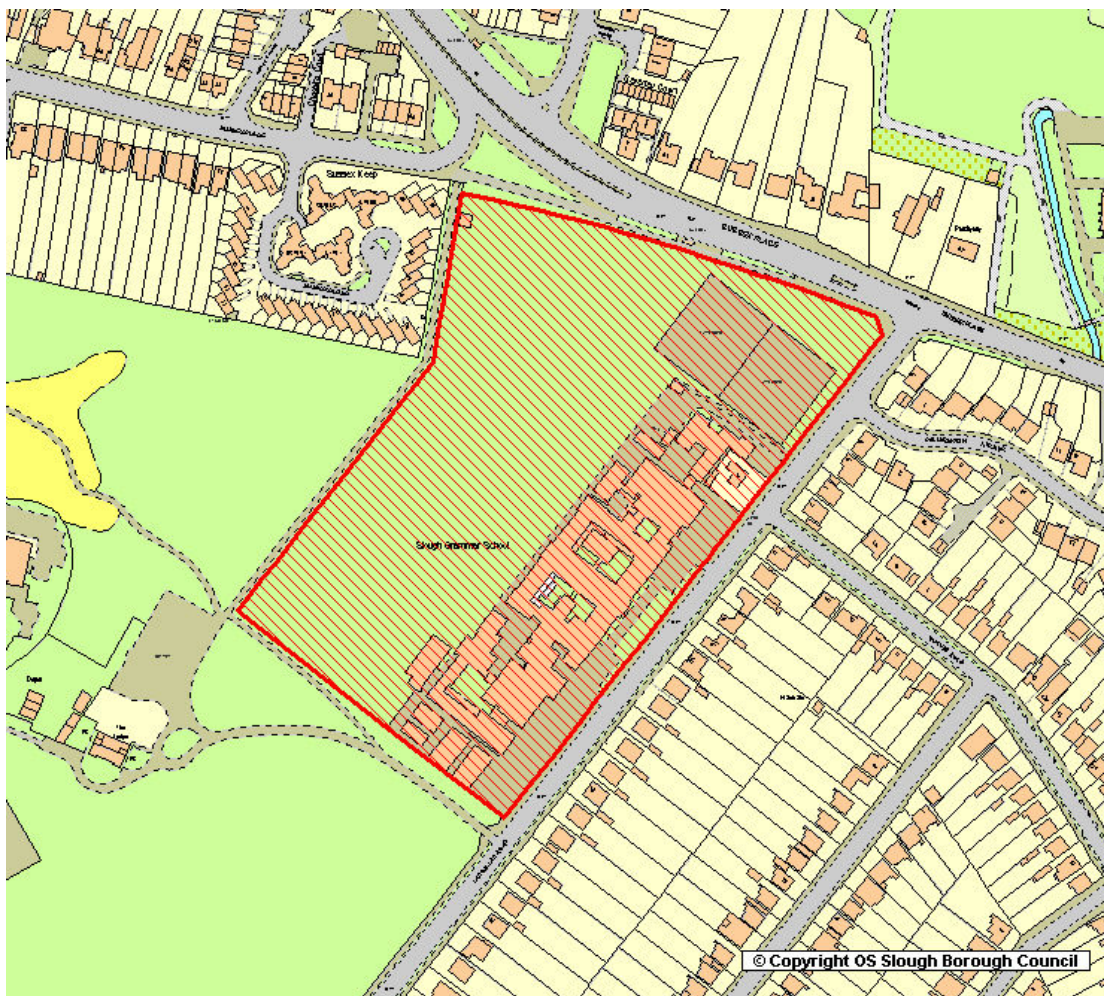
Informative(s)

1. The development hereby refused was submitted with the following plans and drawings:

Drawing No. MS/ASB/110/PL11, Dated 23 August 2011, Recd On 12/10/2010

|                    |   |               |                          |
|--------------------|---|---------------|--------------------------|
| Registration Date: | 01-Nov-2011   | Applic. No:   | P/06077/020              |
| Officer:           | Ian Hann  | Ward:         | Upton                    |
|                    |   | Applic type:  | <b>Major</b>             |
|                    |   | 13 week date: | <b>31st January 2012</b> |
| Applicant:         | Jackie Wardle   |               |                          |
| Agent:             | Miss Sascha Newton, Calford Seaden LLP ST JOHNS HOUSE, 1A, KNOLL RISE, ORPINGTON, KENT, BR6 0JX   |               |                          |
| Location:          | Slough Grammar School, Lascelles Road, Slough, SL3 7PR  |               |                          |
| Proposal:          | ERECTION OF A TWO STOREY SIDE EXTENSION WITH A FLAT / CURVED ROOF, INCORPORATING 16 NO. CLASSROOMS, DINING AREA, CAFE AREA, IT ROOM, STAFF AREAS, GYM AND KITCHEN FOLLOWING DEMOLITION OF EXISTING DINING AREA, KITCHEN AND EXISTING FACILITIES |               |                          |

**Recommendation:** Delegate to HPPP



**P/06077/020**

**1.0 SUMMARY OF RECOMMENDATION**

- 1.1 Having considered the policy background and the comments from neighbours and consultees it is recommended that the application be delegated to the Head of Planning, Policy and Special Projects for determination following receipt of an appropriate tree report and comments from the Council's Highways and Transport Consultants and for the finalisation of conditions.
- 1.2 This application is before committee for a decision as it is a major application by virtue of the area of the site.

**PART A: BACKGROUND**

**2.0 Proposal**

- 2.1 This application is for an extension to the existing school to provide accommodation to allow the school to improve the quality of classroom provision and to provide sufficient teaching space for the current and planned roll, especially the sixth form element of the school that is suffering from lack of space so that pupils use the facilities over staggered times and also have to go off site for other facilities. The proposals also include provision for a new gym, dining facility and sixth form area, which is needed to cope with the projected increase in sixth form pupils. The development will be undertaken in two phases with phase one for the addition of 6 classrooms currently being implemented for an additional 60 students and the proposals the subject of this application for an additional 95 students.
- 2.2 The school will be extended to provide an additional 12 classrooms, sixth form area, staff room, gym with changing facilities, dining area with kitchen, toilets, plant room and a new school entrance for an additional 155 students. The existing detached buildings and the tennis courts to the north east of the site will be demolished for the new extension and the temporary buildings to the south west of the site will be removed as a result of these proposals.
- 2.3 The proposed extension will be two storey in height, with the gym area extending slightly above this. The proposed extension will have a width of approximately 76m, depth of approximately 44m and a height of 7.8m for the flat roof element of the building, increasing to a maximum of 11.4m above the proposed sports hall where the roof will be curved.
- 2.4 The proposals will also see the reconfiguration of the parking arrangements at the school to provide an additional 57 parking spaces, and to provide a drop off / pick up area for pupils and visitors with the 30 existing spaces being retained.

**3.0 Application Site**

- 3.1 The application site forms part of a school site to the north west of Lascelles Road and contains several single storey and two storey buildings and open



playing areas to the north west. Lascelles Park and residential properties further beyond back onto the site and residential properties form the remainder of Lascelles Road. The area that is the subject this application is situated to the north east side of the site facing Lascelles Road and close to the junction with Sussex Place.

- 3.2 A planning application was refused in January 2007 for a similar scheme but with flatted development, comprising 96 flats on the school playing fields facing onto Sussex Place as enabling development to support the extension to the school. The application was refused due to the impact caused by the proposed flats only and the school element of the development was supported in principle. The proposals currently before this committee sees the removal of the previously applied for enabling development.

#### 4.0 **Planning Background**

- 4.1 Various extensions to the original building have taken place since that time the most relevant being an erection of two classrooms plus covered link to main school in May 1994 (P/06077/008).
- 4.2 Planning permission was granted for the erection of two temporary buildings forming 4 classrooms in November 1999 (P/06077/012)
- 4.3 Planning permission was also granted for a first floor extension to an existing building in May 2011 and is currently being implemented (P/06077/018).
- 4.4 Planning permission was also granted for a two storey building to provide 6 classrooms in October 2011 and is currently being implemented (P/06077/019).

#### 5.0 **Neighbour Notification**

- 5.1 1a, 1b, 1c, 1, 3, 5, 7, 9, 11, 11a, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, Lascelles Road, Slough

81, 83, 85, Flats 1-8, 8789, 91, 93, 95, 97, Sussex Place, Slough

1, 4 Beverley Court, Sussex Place, Slough

42, 44, 46, 48, 50, 52, 54, 56 Sussex Close, Slough

One letter of objection has been received from a resident in Lascelles Road Kennett Road raising the following points;

The Section 5 the Traffic Survey does not convey the considerable congestion that occurs at the junction of Lascelles Road and Sussex Road/London Road at peak times during school drop-off and pick-up hours. Due to the heavy traffic on London on Road, the traffic from Lascelles Road cannot quickly turn on to the London Road, resulting in very long tailbacks. The planning application does not seem to offer any suggestions as to how to

address this issue and should have recognized that this problem will only get worse with the additional pupil count that the expansion of the school will generate. I request that some imposition is placed on the developers to widen the junction to allow cars to queue up in parallel to allow turning right and left as two separate queues. This may also require widening of the road in Sussex Road to introduce three lanes to help clear this notorious pinch point that causes delays and queuing of traffic that backs up all the way to my property and affect my ability to enter/exit my property and the movement of emergency vehicles.

Response: The traffic and highway issues are discussed in the report below. The suggestion of widening the junction as suggested may have been required in respect of the previously refused scheme, but that included a significant residential scheme with additional peak hour traffic trips. The scheme that is the subject of this application is unlikely to generate traffic levels which would justify such action.

The school has not addressed through this application the considerable issues with parking that arise when the school has events at the school. In previous years, the school has utilised the Tennis Courts and Playing fields as additional off-street parking that considerably reduced the issue of congestion and parking that blocked the drives of residents when these events took place. With this development such opportunity for off-street parking is being removed. Can I request that the plans are altered to offer some form of road/car access to the side of the new development so that the playing fields at the rear of the school can still be used for offering off-street parking? This would require either

- a) access to the side of the development, through the car-park (see page 116 of the on-line planning application) to give access to the playing fields.
- b) Additional exit gate for cars with an exit road in to Sussex Place through the far corner of the playing fields on the right hand side of the drawing.

Response: The traffic and highway issues, including parking, are discussed in the report below.

I applaud the school for considering only building a two storey building and would request a restriction is applied to any planning approval if granted that does not permit any application being submitted to extend above this height in any future application for development.

Response: Restrictions can not be placed on future application as any future applications will be considered with regards to the impact of those particular applications.

## 6.0 **Consultation**

### Highways and Transport

6.1 Comments will be reported on the amendment sheet.

### Planning Conservation Officer:

6.2 The school grounds abut the east boundary of the Sussex Place Conservation Area, the landscaped grounds to the former Upton Towers. However, the campus approach to developing the school site has focused development alongside Lascelles Road to the east and Sussex Place to the north. Thus there is the considerable open green space alongside the CA boundary and to Lascelles Playing Fields to the south of the school. All this is necessary to conserve the landscape setting of the CA and maintain the remarkably large linked areas of open space that continue south to meet the Upton Conservation Area and Upton Court Park.

6.3 The proposals would not be detrimental to the setting of and views from the Sussex Place Conservation Area in terms of scale, design and materials.

### Council's tree Adviser

6.4 Any comments will be reported on the Amendment Sheet

## **PART B: PLANNING APPRAISAL**

### 7.0 **Policy Background**

7.1

#### National guidance

- Planning Policy Statement 1 (Creating Sustainable Communities)

#### Local Development Framework, Core Strategy, Development Plan Document

- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability & the Environment)

#### Adopted Local Plan for Slough

- EN1 (Standard of Design)
- T2 (Parking Restraint)
- OSC2 (Protection of School Playing Fields)

7.2 The planning considerations for this proposal are:

- Principle of the development
- Impact on school playing fields / open space
- Design, appearance and impact on the street scene
- Impact to neighbouring residential properties
- Parking / Highway Safety

- Drainage and Energy Appraisals

## 8.0 **Principle of the development**

8.1 The development is being located within a school site and is for education purposes and does not involve the loss of playing fields. As such, the principle of the development is considered to be acceptable.

## 9.0 **Impact on school playing fields/ open space**

9.1 Policy OSC2 states that *development upon school playing fields will not be permitted unless:*

- a) *the development is ancillary to the use of the site as a school playing field and the scale of the development and intensity of use is appropriate to the location;*
- b) *the use of the playing fields can be retained and enhanced by development on a small part of the field as long as the quality and quantity of pitch provision and the ability to make use of the pitches are not prejudiced; or*
- c) *the playing field lost to development is replaced by new provision which is at least comparable in terms of size, facilities and amenity, and is located immediately adjacent to the school.*

9.2 The proposal involves development of the new building to part of the open area to the south of the site identified as hardstanding tennis courts. However the area is not used as tennis courts due flooding issues and disrepair and are not currently a part of the playing fields as used by pupils and would not result in the loss of any playing pitches. Furthermore additional play areas will be provided to the south west of the main school building to compensate for the loss of the informal hardstanding play area at the existing tennis courts. Furthermore it was previously accepted in the earlier refused application that the loss of this area was acceptable. It is therefore considered that quality and quantity of pitch provision and the ability to make use of the playing field would not be prejudiced by the proposal. The proposal is therefore considered to be acceptable in terms of Policy OSC2 of the Local Plan.

## 10.0 **Design, appearance and impact on the street scene**

10.1 Design and external appearance is assessed against PPS1, Core Policy 8 and Local Plan Policy EN1.

10.2 Planning Policy Statement 1 (Delivering Sustainable Development) advises that *'Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and*

*the way it functions, should not be accepted'.*

- 10.3 Core Policy 8 of the Local Development Framework, Core Strategy, states that: *“All development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change.”* Part 2 to that policy covers design and in sub section b) it states: *“all development will respect its location and surroundings”.*
- 10.4 Policy EN1 of the Adopted Local Plan states that *“all development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surrounding”*, in accordance with the criteria set out in that policy.
- 10.5 The proposed extension will be sited away from the main school building and will be linked to the main building by an existing single storey flat roof extension. The design of the proposed extension picks up its design from this link building, with a flat roof for the main element of the building. The physical separation from the main school building allows a more contemporary design to be adopted without detracting from the character and appearance of the main school building, which is an important landmark in the local area. This added to the fact that the extension sits back from the building line in this part of Lascelles Road helps to maintain the character of the existing building. The siting of the extension does not impact upon the openness or the views into the site across the playing fields towards Lascelles Park, when viewed from Sussex Place, thereby maintaining its high landscape value.
- 10.6 The roof above the gym part of the building has a different form from the rest of the extension with it being curved. This is to allow appropriate headroom within the gym and will curve from the back of the building so that its lowest point will be on the Lascelles Road elevation. This will lessen the impact of the highest part of the building on the street scene. The bulk and massing is in keeping with the existing street scene and will not be overbearing on the street scene or have an adverse impact upon the character of the area.
- 10.7 It is therefore considered that the design, mass and bulk of the proposed nursery extension is in keeping with the existing and surrounding school buildings and will not have an adverse impact upon the character of the existing and surrounding buildings or the character of the area. A condition can be attached to any permission to agree the materials used in the building to ensure that they are in keeping with the existing building and the character of the area.
- 10.8 The school site is adjacent to the Sussex Place / Clifton Road Conservation Area which is located to the south west of the site. The proposals would still leave a vast amount of open green space, being the school playing fields, between the buildings and the Conservation area ensuring there would be no detrimental impact upon the Conservation Area. Likewise the site would be separated from the Sussex Place Conservation Area to the north east by Sussex Place and would not impact this Conservation Area as a landscaped buffer will still be maintained between the building and the road. It is

therefore considered that the proposed extension would not be harmful to the adjacent Conservation Areas.

10.9 The proposed car parking area will be moved to the north east corner of the site and will still face onto Lascelles Road. The car parking area will be moved from the south west corner of the site so that it will not be an alien feature to the street scene and will be appropriately landscaped with planting around the car park and with mature trees being retained between the car park and Lascelles Road. This will soften any impact upon the street scene, full details of which can be secured via condition, so it's appearance will not have a detrimental impact upon the street scene.

10.10 It is recognised that one tree will be removed from the middle of the group of buildings but although benefitting from a Tree Preservation Order does not contribute to the character of the area and will not have any impact upon the character of the area. Some of the trees on the boundary contribute to the character of the area and are protected by Tree Preservation orders but these are to be retained. A tree assessment has being undertaken, to confirm their retention and to ensure that they will be adequately protected during the works.

10.11 It is therefore considered that this application is satisfactory in terms of design and impact upon the character of the area and in accordance with guidance given in PPS1, Core Policy 8 of the Local Development Framework Core Strategy and Policy EN1 of the Adopted Local Plan.

#### 11.0 **Impact to neighbouring residential properties**

11.1 The impact on adjacent residential properties is assessed against Core Policy 8 and Local Plan Policy EN1.

11.2 Core Policy 8 of the Local Development Framework, Core Strategy, states that *"The design of all development within existing residential areas should respect the amenities of adjoining occupiers."*

11.3 Policy EN1 of the Adopted Local Plan states that *"all development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surrounding"*, in accordance with the criteria set out in that policy.

11.4 The proposed building will be sited so that it will be 48m from the nearest residential properties the opposite side of Lascelles Road and these proposals will not have an adverse impact in terms of loss of light, overlooking or being overbearing on these neighbouring residential properties.

11.5 It is therefore considered that this application will not have any detrimental impact upon nearby residential properties and is consistent with Core Policy 8 of the Local Development Framework Core Strategy and Policies EN1 and EN2 of the Adopted Local Plan.

## 12.0 **Traffic and Highways**

12.1 The relevant policies in terms of assessing traffic and highway impacts are Core Policy 7, Local Plan Policy T2 and the adopted parking standards.

12.2 Core Policy 7 requires that development proposals will have to make appropriate provisions for reducing the need to travel, widening travel choices and making travel by sustainable means of transport more attractive than the private car, improving road safety, improving air quality and reducing the impact of travel upon the environment.

12.3 Local Plan Policy T2 requires residential development to provide a level of parking appropriate to its location and overcome road safety problems while protecting the amenities of adjoining residents and the visual amenities of the area.

12.4 These proposals will lead to an increase in trips by 29 in the morning peak and 19 in the afternoon peak, an increase of 6.1% for each period, (according to the applicants documents) and the surrounding road network is deemed as capable in accepting such an increased number of trips.

12.5 There will be increase in parking on the site of 57 parking spaces. The actual increase in number of pupils is not envisioned to result in a large increase in numbers of staff that would necessitate this increase. Once numbers of existing and proposed staff have been confirmed a better assessment of parking can be carried out. However the increase in parking spaces is considered suitable as the proposals will see an increase in sixth form pupils, some of whom will drive to school and the additional parking spaces can be used to ensure there is no additional over spill parking onto the highway from these additional vehicles.

12.6 Concern has been raised with regards to parking when the school has special events as parking for this normally takes place on the tennis courts that would be removed as a result of these proposals. Although this hardstanding area would be removed additional hardstanding will be laid on the opposite side of the school building that could be used for informal parking on special occasions. It would not be appropriate to increase formal parking to take these events into consideration as such spaces would not be in permanent use and would increase parking to a level that would be in excess of what would be required under the adopted Parking standards.

12.7 The proposal in terms of affects upon traffic and highways will be fully considered once a full response has been received from the Council's Highways and Traffic Section and will be fully reported on the amendment sheet.

## 13.0 **Drainage and Energy Appraisals**

13.1 An Energy Appraisal has been submitted as part of the application recommending the use of high efficiency gas boilers and low energy lighting

and the desire to achieve a BREEAM rating of very good, which would be considered acceptable.

- 13.2 A drainage Strategy has also been submitted as part of the application showing how the proposals would not impact on flood risk elsewhere and could be considered acceptable.

### **PART C: RECOMMENDATION**

#### 14.0 **Recommendation**

- 14.1 The application be delegated to the Head of Planning, Policy and Special Projects for determination following receipt of an appropriate tree report and comments from the Council's Highways and Transport Consultants and finalisation of conditions

#### 15.0 **PART D: LIST OF CONDITION(S)**

##### Condition(s)

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

- (a) Drawing No. K110190 101 A, Dated 22/03/2011 Recd On 19/10/2011
- (b) Drawing No. K11-0190 209 G, Dated 29/07/2011 Recd On 19/10/2011
- (c) Drawing No. K11-0190 207 E, Dated 26/07/2011 Recd On 19/10/2011
- (d) Drawing No. K11-0190 208 E, Dated 29/07/2011 Recd On 19/10/2011

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.



4. No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

5. No development shall commence until tree protection measures during construction of the development for existing retained trees have been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to works beginning on site and shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN3 of The Adopted Local Plan for Slough 2004.

6. No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. Before the development hereby permitted is occupied, a suitable means of his boundary treatment shall be implemented on site prior to the first occupation of the development and retained at all time on the future.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

7. No development shall commence until details of the proposed bin store (to include siting, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

8. No development shall be begun until details of the cycle parking provision (including location, housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

9. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- (vii) control of noise
- (viii) control of dust, smell and other effluvia
- (ix) control of surface water run off
- (x) site security arrangements including hoardings
- (xi) proposed method of piling for foundations
- (xii) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site.
- (xiii) parking for site workers and contract staff.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of amenity of nearby residents and highway safety in accordance with Core Policies 7 and 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document December 2008.

10. The development is to be carried out in accordance with the findings and recommendation set out in the Energy Appraisal produced by Calfordseaden Construction & Property Consultants Ltd Dated September 2011.

REASON To ensure that sustainable measures are undertaken in the new development in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document December 2008.

11. Samples of external materials to be used in the construction of the access road, pathways and communal areas within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

12. During the construction phase of the development hereby permitted, there shall be no deliveries to the site outside the hours of 08.00 to 18:00 hours to Mondays - Fridays, 08.00 - 13.00 hours on Saturdays and at no time on Sundays and

Bank/Public Holidays.

Within the permitted delivery times there shall be no deliveries made during normal school dropping off and picking up times in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development

REASON To protect the amenity of residents within the vicinity of the site in accordance with Planning Policy Statement 23 Planning and Pollution Control.

13. Drainage works have been shall be undertaken in accordance with the drainage strategy prepared by Calfordseaden Construction and Property Consultants, reference K11/0190, dated 14th September 2011.

REASON To prevent the risk of flooding in accordance with Planning Policy Statement 25.

14. Development shall not begin until details of the scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority and shall include details of the lighting units, levels of illumination and hours of use. The lighting scheme shall be implemented as approved.

REASON In the interests of the amenities of the area in accordance with Planning Policy Statement 23: Planning and Pollution Control (2006), and Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document December 2008.

15. The parking spaces and turning area shown on the approved plan shall be provided on site prior to occupation of the development and retained at all times in the future for the parking of motor vehicles.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

16. No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

17. No development shall commence until 2.4m by 2.4m pedestrian visibility splays have been provided behind the back of the footpath on each side of the access and these shall be retained permanently kept free of all obstructions exceeding 900mm in height.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general pedestrian safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

Informative(s)

1. This decision has been taken having regard to the policies and proposals in the Local Plan for Slough 2004 and the Slough Local Development Framework, Core Strategy 2006 - 2026, as set out below, (to Supplementary Planning Guidance) and to all relevant material considerations.

Policies:- Planning Policy Statement 1 (Creating Sustainable Communities), Core Policies 7 (Transport) and 8 (Sustainability & the Environment) of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and Policies EN1 (Standard of Design), T2 (Parking Restraint) and OSC2 (Protection of School Playing Fields) of The Adopted Local Plan for Slough, 2004.

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting the Development Control Section on 01753 477340.

# **PLANNING COMMITTEE** **11<sup>th</sup> January 2012**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN  
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS  
PRESENTED TO MEMBERS

## **AGENDA ITEM 4**

### **S/00671/002 - Newbeech House, Long Readings Lane**

Revised drawings listed below acceptable.

Neighbour re notification period re revised proposals expires 16<sup>th</sup> January so recommendation changed.

- (a) Drawing No. 1109 P-001 Location Plan Recd On 29th Dec 2011
- (b) Drawing No. 1109 P-002 Rev 02 Ground Floor & layout Recd On 29th Dec 2011
- (c) Drawing No. 1109 P-003 Rev 02 Roof Plan Location Plan Recd On 29th Dec 2011
- (d) Drawing No. 1109 P-004 Rev 02 Landscape Plan Recd On 29th Dec 2011
- (e) Drawing No. 1109 P-005 Rev 02 Elevations Recd On 29th Dec 2011
- (f) Drawing No. 1109 P-006 Rev 02 Elevations Recd On 29th Dec 2011
- (g) Drawing No. 1109 P-007 Rev 01 Floor Plan Plan Recd On 29th Dec 2011
- (h) Drawing No. 1109 P-008 Rev 01 Floor Plan Recd On 29th Dec 2011
- (i) Drawing No. 1109 P-009 Rev 01 Floor Plan Recd On 29th Dec 2011
- (j) Drawing No. 1109 P-010 Rev 01 Floor Plan Recd On 29th Dec 2011
- (k) Drawing No. 1109 P-011 Floor Plan Recd On 29th Dec 2011

### **CHANGE TO RECOMMENDATION**

Delegate decision to Head of Planning Policy and Projects.

## **AGENDA ITEM 7**

### **P/06077/020 – Slough Grammar School, Lascelles Road, Slough**

The description has been changed to refer to 12 no. classrooms and not 16 no. as shown in the Agenda item.

Comments have been received from the Council's Tree Advisor who has stated that the proposals would see the removal of one tree and has the potential to affect another 3 trees subject to a Tree Preservation Order. The loss of a tree is regrettable but it is a relatively small tree and which is already causing damage to existing adjacent buildings so no objections are raised to the loss of this tree subject to the planting of a replacement tree. The potential affect on the other 3 trees results from possible hard surfacing from the car park within the Root Protection Areas of these trees. These issues could be overcome with the production of an Arboricultural Method Statement and changes to the car park layout, if required.

#### **RESPONSE:**

An Arboricultural Implication Statement / Method Statement is being undertaken by the Applicant and will be considered further by Officers once received to ensure that the works can be undertaken without causing damage to the trees and can be agreed prior to the determination of the application.

Comments have been received from the Council's Drainage Advisor stating that the drainage report is incorrect in saying that the school drains to a combined sewer and that a site survey is needed to identify the existing system and a detailed drainage design is needed to accompany the application.

#### **RESPONSE:**

A drainage survey is being undertaken and details of this is currently being discussed with the Council's Drainage Advisor and can be agreed prior to the determination of the application.

Comments have been received from the Council's Transport Engineer's who has raised objections to the planning application on the grounds the adjoining highway network does not have sufficient operational capacity to accommodate the additional traffic generated by the proposed development. The increase in traffic associated with the proposed development will result in an unacceptable increase in delay on the network to general traffic and buses and is likely to be detrimental to the highway safety. Furthermore the arrangements for parental parking are not sufficiently detailed to assure that the impact on local resident's amenity has been taken into account by the applicant. However if the developer was to agree to the mitigation package set out below then the highway objection would be removed:

- dedication of land to the Local Highway Authority free of charge, re-siting of fence/hedge and widening of footway/cycleway along sections of the site frontages along the A4 and Lascelles Road;
- financial contribution to the linking of the traffic signals at the A4 pedestrian crossing to the west of Lascelles Road and the traffic signals at the A4/Langley road junction. Contribution to be determined subject to further work by SBC;
- Car Parking Management Plan – which should form part of the Travel Plan;
- Travel Plan monitoring contribution of £6k; and

- Residents Parking Survey and Consultation and required works (as necessary) – contribution to be agreed subject to further work by SBC/developer's consultant.

### **RESPONSE:**

The comments that have been received from the transport consultant are based on the figures that are detailed in the Transport Assessment that accompanies the application stating that there would be an increase in pupil numbers by 155 (Paragraph 2.1). The applicant has now confirmed that the development will allow a projected increase of 80 students in school population as a result of identified demographic growth of 16 – 19 year olds in Slough. The increase has been taken up by the additional classrooms within the 6 classroom block recently approved and enabled by a bid for DfE funds which was supported by the LEA. The purpose of the further development and of the current application is largely to re-provide accommodation - in terms of the classrooms (12 new rooms) 8 will immediately replace time expired temporary classrooms which the school will remove as soon as the new facility is complete. The remaining 4 classrooms will allow the school to plan the curriculum more effectively and flexibly but are not planned to allow for any increase in overall numbers. The 2 phases of development between them will allow the school to accommodate the planned demographic increase which amounts to **80** student places and the approved scheme can accommodate that total as well as allowing some relaxation of the timetabling issues currently being encountered at the school. Therefore in light of the confirmation of numbers the trip numbers that have been calculated would seem to be inaccurate and correct trip number details can be collated and an appropriate mitigation package can be negotiated if deemed necessary.

The applicant's have further commented with regards to parking that it is currently 'informal' but there are around 30 cars parking regularly at the front of the school - others on Lascelles Road. It is estimated that with the drop off arrangement in place the school will lose 15 spaces. The plans currently show 57 new spaces (net gain of 42) to minimise the need for parking on the street. There is a likelihood that as a result of the arboricultural report we will need to reduce the numbers slightly so it is estimated that the total increase will amount to 35 in the final arrangement, which would seem to negate the need for a parking survey as suggested.

Final details with regards the highways and transport implications can be agreed prior to the determination of the application.

Additional conditions would be added to any permission to ensure the removal of the temporary classrooms before the new element of the building is brought into use and to agree a scheme of community use for the gym.

### **CHANGE TO RECOMMENDATION**

Delegate to the Head of Planning Policy and Projects for Resolution of Outstanding Matters Relating to Trees, Transport, Highways and Drainage, Completion of a Section 106 Agreement, if required, Finalising Conditions and Final determination.



**AGENDA ITEM 8**  
**P/08112/004 – 40, Halkingcroft, Slough**

Paragraph 3.1 of the report refers to Timber Road. This is an error and should read Turner Road.

Whilst the proposed development remains as shown on the deposited plans, the description of the development refers to the erection of a front, side and rear extension, however it is considered that the description of the proposed extension as a 'front extension to garage' better describes the nature of the proposal. The description of the development is therefore amended to read:

**CHANGE IN SHAPE OF ROOF OF THE EXISTING FLAT ROOF GARAGE TO CROWN TOP, ERECTION OF A SINGLE STOREY FRONT EXTENSION TO GARAGE WITH CROWN TOP ROOF IN CONNECTION CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION.**

Reason for refusal no. 2 set out in Part D of the officer report which previously referred to a front and side extension is amended to reflect the change in the description as above read:

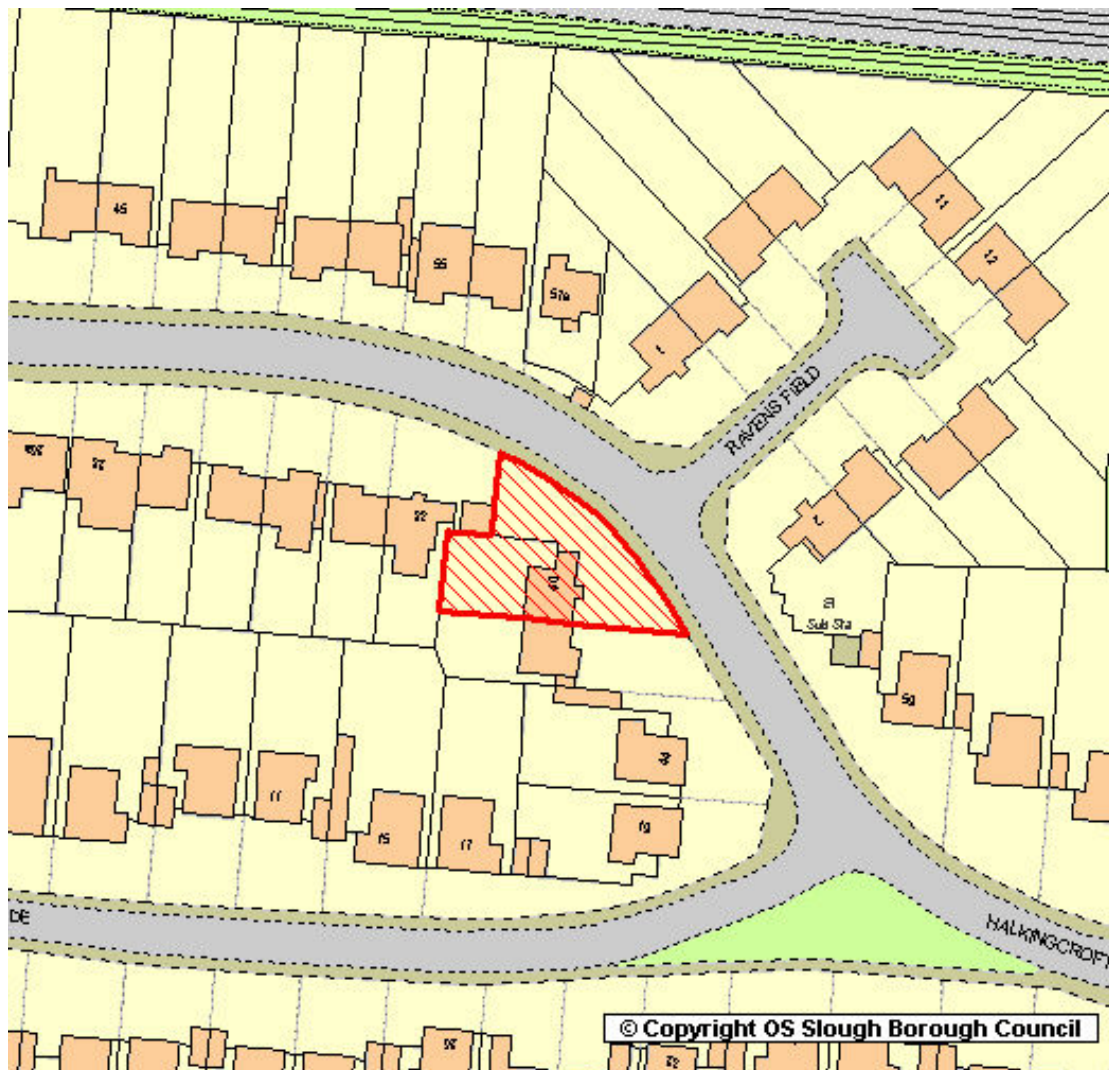
The proposed conversion of the garage to habitable accommodation incorporating the change in the shape of the roof to a crown top roof and the erection of a single storey front extension to the garage would be unacceptable as the proposed front projection would accentuate its excessive width when considered in conjunction with the previously approved two storey side extension. The proposal would therefore fail to appear in proportion with the original dwelling. It would be contrary to Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; PPS1; and The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document.

**NO CHANGE TO RECOMMENDATION**

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|                    |  |             |                   |
|--------------------|--|-------------|-------------------|
| Registration Date: | 24-Oct-2011  | Applic. No: | P/08112/004       |
| Officer:           | Mr. J. Dymond  | Ward:       | Langley St. Marys |
| Applicant:         | Mr. Rashid Mahmood   | A           |                   |
| Agent:             | Mr. Korban Ali 141, Langley Road, Slough, SL3 7DZ  |             |                   |
| Location:          | 40, Halkingcroft, Slough, SL3 7AT  |             |                   |
| Proposal:          | CHANGE IN SHAPE OF ROOF OF THE EXISTING FLAT ROOF GARAGE TO CROWN TOP, ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION WITH CROWN TOP ROOF IN CONNECTION CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION. |             |                   |

**Recommendation:** Refuse



## **P/08112/004**

### **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 This application has been referred to the Planning Committee for consideration at the request of Ward Members Councillor Coad and Councillor Abe on the grounds that the property has already been greatly extended and is already greatly out of keeping with the rest of Halkingcroft, and the fact that the building line and being in keeping with the remainder of Halkingcroft was a factor in the appeal Inspector's decision over 1 Ravensfield which is opposite. The Building line has been crossed.
- 1.2 The garage already is well in front of the building line and there is congestion on the site from parking which causes pedestrians to have to walk in the road on a number of occasions. It is felt that this is a highways hazard due to this house being on a corner, people already park on the pavement, so to view around the corner for an oncoming driver would be dangerous.
- 1.3 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended that the application be refused.

### **PART A: BACKGROUND**

#### **2.0 Proposal**

- 2.1 This is householder application for the conversion of the existing garage to habitable accommodation and the change in the shape of the roof from a flat roof to a crown top, incorporating an extension to the front which would also have a crown top roof. The front elevation of the proposed extension would be inline with the existing front wall of the adjacent single storey front extension.
- 2.2 The proposed front extension would be 2.8 metres in depth and 5.35 metres in width. The height of the eaves would be 2.25 metres, and the top of the crown top roof would be 3.5 metres in height. A window would feature in the front elevation of the proposal, and the existing door giving access to the rear garden would be replaced with a window. The use of the converted garage and proposed extension would be as two bedrooms, a play room and a shower room.
- 2.3 The proposal was amended by the applicant during the course of the application. The first floor side and rear extensions were omitted from the scheme. The description of the development was amended to reflect this change and neighbouring residents were re-consulted.

#### **3.0 Application Site**

- 3.1 40 Halkingcroft is a large semi-detached property located within a suburban residential area, on an estate development where there is a mixture of detached and semi-detached properties. The estate is situated between

Middlegreen Road to the east, the railway line to the north and Timber Road to the south east.

- 3.2 The property is orientated to front the road, with the front elevation facing east. The property is situated on a bend, where the road sweeps round from a north westerly direction to the west as one travels from Middlegreen Road which is to the east. The property is directly opposite the junction with the Ravensfield cul-de-sac.
- 3.3 Whilst there is a mixture of house types and design features on the estate, properties in the area are considered to appear homogenous, with their layout appearing well-planned. Defined building lines at ground and first floor level are a feature of the area, even where properties are staggered to reflect the curvature of the road, and there is regularity in the spacing between buildings. The area is considered to have an open and spacious feel. The general palette of materials reinforces this homogeneity, and properties are mainly constructed of brick elevations with hung tiled sections under tiled pitched roofs.
- 3.4 The attached neighbouring property is number 42 Halkingcroft. This property has a single storey flat roofed projection to the front of the property which is in use as a garage.
- 3.5 To the west is number 38 Halkingcroft, a two storey semi-detached dwelling. This property is orientated at 90 degrees in relation to number 40 Halkingcroft. A double garage with a flat roof has been erected to the side of number 38 Halkingcroft which separates the dwelling from the rear of the adjacent existing garage in situ at number 40 Halkingcroft. The eastern flank wall of number 38 Halkingcroft is situated adjacent to the rear boundary of the application site. The separation distance between the rear elevation of number 40 Halkingcroft and number 38 Halkingcroft is 14.8 metres.
- 3.6 Numbers 1 and 2 Ravensfield are situated on the opposite side of the road. These properties are orientated to front Ravensfield. Their side elevations front Halkingcroft and their main two storey flank walls are set back 11.5 metres and 10.5 metres respectively from the back edge of the footway.
- 3.7 Permission was granted in November 2009 for the erection of a single storey side extension with a flat roof, single storey rear extension with a pitched roof and the enlargement of the front porch with a mono-pitched roof at 1 Ravensfield (application reference P/03471/008). It was observed that the approved side extension was under construction at the time of the officer site visit. Permission has also been refused for a subsequent scheme which proposed the erection of a two storey side extension (application reference P/03471/009). This was subsequently dismissed on appeal.
- 3.8 To the north of the application site is number 57a Halkingcroft. This property is detached and was granted permission in April 2003. The land on which this dwelling is situated formerly formed part of the rear garden of number 1 Ravensfield. To the west of number 57a Halkingcroft are semi-detached properties fronting Halkingcroft.

#### 4.0 **Site History**

4.1 Recent applications relating to the site are as follows:

P/08112/003 – ERECTION OF A FRONT PORCH, SINGLE STOREY AND REAR EXTENSION AND PART TWO, PART SINGLE STOREY SIDE EXTENSION – Approved with Conditions 22-Jan-2007

P/08112/002 – CONVERT EXISTING SEMI INTEGRAL GARAGE TO HABITABLE ROOM FOR DISABLED AND ERECT DETACHED DOUBLE GARAGE (AMENDED PLANS 14.07.98) – Approved with Conditions 28-Jul-1998

P/08112/001 – ERECTION OF NEW BUNGALOW, DEMOLITION OF EXISTING GARAGE AT NO40 & REBUILD GARAGE – Refusal 19-Nov-1997

P/08112/000 – ERECTION OF THREE BEDROOMED DETACHED HOUSE ADJOINING 40 HALKINGCROFT PLUS ALTERATIONS TO EXISTING PROPERTY. (AS AMENDED BY REVISED PLANS DATED 26.10.88) – Refused 06-Dec-1988

#### 5.0 **Neighbour Notification**

5.1 1, Ravensfield, Slough, SL3 7BA, 17, Brackenforde, Slough, SL3 7AX, 35, Halkingcroft, Slough, SL3 7BB, 42, Halkingcroft, Slough, SL3 7AT, 57, Halkingcroft, Slough, SL3 7BB, 34, Halkingcroft, Slough, SL3 7AT, 15, Brackenforde, Slough, SL3 7AX, 38, Halkingcroft, Slough, SL3 7AT, 2, Ravensfield, Slough, SL3 7BA, 4, Ravensfield, Langley, Slough, Berkshire, SL3 7BA, 57a, Halkingcroft, Slough, SL3 7BB

5.2 A petition signed by 81 local residents has been received, objecting to the application on the following grounds:

- The planned extension would be an overbuild of the plot and detrimental to the character of the local area.
- Would extend out from the building line.
- You would not have a clear sight of the road and will be a hazard as view will be impeded.
- More bedrooms equates to more cars. The only place left to park is the road which would cause additional danger for pedestrians and road users.
- Vehicles presently overhang the pavement.

Eight letters of objection have been received.

Occupier of 38 Halkingcroft – Object in summary for the following reasons:

- Historically in this area the building of a double storey extension has never been approved. My own application to build a double storey extension was refused.
- No. 1 Ravensfield also applied for a double storey side and rear extension

which was refused, however a single storey extension was permitted and built.

- No. 10 Ravensfield also applied to build a bungalow in his rear garden which was refused.
- No. 40 already has a double storey extension built to the side of the house and a single storey extension at the rear of the house, and also a garage at the front. It is a 5 bedroom house with 2 lounges, 2 bathrooms; however there are 2 adults and 3 teenage children. I believe their current house is sufficient to meet their needs.
- No. 40 is situated on a bend, travelling from the Middlegreen Road side; you cannot see cars coming out of the drive at No. 38 and No. 36 and oncoming traffic. The road is often busy due to parents dropping off and collecting children from the local school and a new large housing estate is under construction on Middlegreen Road which will increase risk to safety.
- According to the proposed drawing, the parking spaces are 2 bays to the front of the house and 2 bays to the side of the house. At both places where the residents park their cars the curb has not been dropped as shown on the drawing. No. 40 only has space for 3 vehicles to park. An application to drop the kerb was refused in May 2008. The drawing shows an area in red – this does not reflect the actual dimensions of No. 40's settlement.
- If this application were allowed, the converted garage could be used for other purposes i.e. rental, hosting large religious gatherings, business etc., which would lead to further traffic flow and parking problems.
- If allowed to build, this building would be on the pavement. In this area there are no other residences built so near to the pavement. It will make a congested atmosphere.
- It would block the view from No. 38 when reversing.
- The house only has a small garden compared to the size of the building.
- The map provided of their house is incorrect.

Occupier of 42 Halkingcroft – Object in summary for the following reasons:

- This is a well thought out residential estate with an attractive high quality design which I believe is exceptional in the Borough. It is essential the identifiable character of the estate is retained.
- There has been substantial development in recent years to No. 40 Halkingcroft. The property occupies an important position in the street and any further development of the property will have a significant impact on the character of the estate.
- The amended plans do not clearly define the layout for hardstanding, path and lawn area. The current hardstanding is for two vehicles, the plans only show one vehicle which would indicate the loss of hard standing for the second. An important characteristic of the estate is the open plan aspect of the front gardens and lawn area. If it is used for hard standing I believe it would have a detrimental effect on the design and appearance of the immediate area. It would have an adverse effect on neighbouring property e.g. privacy, noise, disturbance as well as affecting environmental issues such as water drainage.

- Please ensure that there is an appropriate level of garden amenity space retained.
- Please confirm that the building line for the proposed extension does not adversely affect the existing building line.
- The proposed plans show a change in the shape of the existing flat roof garage. This is a large building and I would request that careful consideration is given to the new design to ensure it is balanced in proportion and appearance with the property and is in keeping to the character and appearance of other similar buildings on the estate.

Occupiers of 57 Halkingcroft – Object in summary for the following reasons:

- These plans are for a considerable enlargement of the house opposite mine. This house was originally a three bedroom property and has had substantial extensions which were objected to at the time, but still went ahead.
- With the extra accommodation there will be even more cars parked than there are at the moment.
- When they made their previous changes, they converted the entire side of their house from a lawned area to a concrete ‘car park’.
- The house is already totally out of character from other houses in Halkingcroft.
- Halkingcroft is a very sought after area with a lovely open plan aspect and a really well designed residential area. I believe the integrity of the design and layout of our road should be protected for the sake of all the residents in the road.
- This house is on a bend in the road and its previous extension already restricts vision round the bend.
- It is concerning what the motivation would be to have plans to make this property even bigger than it is already.

Occupier of 4 Ravensfield – Object in summary for the following reasons:

- The dwelling has been extended previously on two occasions, the last one being a large and dominant extension which greatly increased the footprint of the building with a resultant decrease in garden space. The proposal for a further increase in building will provide an even more overbearing and imposing frontage which would be out of character.
- The extension to the garage decreases the free space around the building.
- Car parking will be affected as the garage will be extended forward so providing less space for parking. Vehicles park on the kerb in front of the house increasing the incidence of traffic hazards.
- The space in front of the building will be even smaller in comparison to the bulk of the building.
- The open plan feel of the properties in Halkingcroft will be further compromised if the garage is to be extended forward.
- The garage as it stands can be further developed to include living space without the need for garage to be extended forward.
- The subsequent two bedrooms in the plans will make the house into a 6



- bedroom house, excessively out of keeping for a property on this size of plot. It will decrease the stock of affordable housing in this type of dwelling.
- The addition of a pitched roof will provide a decrease in the visual space to that side of the building.
  - If the revised plan is approved, it would provide a precedent for further applications to be considered favourably which could accelerate the deterioration of the estate. The estate is one of the few left in Langley which remains less intensively built-up.
  - The current trend for gradual and substantial erosion of green space is to the detriment of Slough's housing stock.

Occupiers of 15 Brackenforde – Object in summary for the following reasons:

- This property was built as a 3 bedroom semi-detached house on one of the smaller plots on the estate. It was substantially increased in size in 2007 with the addition of a two storey side extension, large single storey rear extension, single storey front extension as well as a utility room at the rear of the garage. We believe the plot is not large enough to support any further building works and would look out of keeping with the estate.
- The conversion of the garage to be used for habitable accommodation would cause more parking problems. There are always at least 2/3 large vehicles parked around the front and sides of the garage, if the front of the garage is brought forward in line with the house it would create a further parking problem. As there is no drive to this property, cars will be obstructing the pavement and pedestrians forced to walk on the road. The property is located on a bend.
- The proposed design is not inkeeping with the look of the estate and any alteration to the height will cause some obstruction to our view.
- The application would be out of keeping with the general ambiance of the estate.

Occupier of 34 Halkingcroft – Object in summary for the following reasons:

- 40 Halkingcroft has already been extended from a three bedroom house to a six bedroom house and a further extension would result in an over developed eight bedroom house.
- The proposed further development would not be in accordance with the character of the area and would contravene the estate guidelines formulated by the company that developed the estate.
- The proposed further development would impede traffic and pedestrian visibility on this Halkingcroft bend in the road.
- The proposed development would extend beyond the building line.
- The proposed development would create further parking difficulties.

Occupiers of 35 Halkingcroft (two letters received) – Object in summary for the following reasons:

- The application is totally out of keeping with the rest of the estate. This is building for buildings sake.

- This building would be an eyesore from every angle, turning a beautiful estate that has stood the test of time with regards to its layout and beauty.
- The garage extension would end at the line of the pavement, so there would be even less parking.
- Vehicles already overhang the pavement, less space to park means they will park on the road thus impeding vision for pedestrians and other car users.
- The plans do not detail the road layout at all. Both No 40 Halkingcroft and 1 Ravensfield exit from their drives at the same juncture.
- Estate has been a safe one for pedestrians and cars alike over the years.
- The extra size of extension would degenerate this award winning estate, the builders left a covenant on every deed to prevent this taking place.
- Please take note of my objection to this and any change of style or size seen from the roadside.

## 6.0 **Consultation**

### Traffic and Road Safety/Highways Development

- 6.1 Comments have been requested and these will be reported on the Committee Amendments Sheet.

## **PART B: PLANNING APPRAISAL**

### 7.0 **Policy Background**

- 7.1 The following policies are considered most relevant to the assessment of this application:

#### National Planning Policy Statements

PPS1 – Delivering Sustainable Development

PPG13 – Transport

Regard should also be had to the draft National Planning Policy Framework; however it should be afforded limited weight as it is currently in draft form and has not yet been adopted.

#### The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document

Core Policy 1 – Spatial Strategy

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

#### The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN2 – Extensions

Policy H14 – Amenity Space

Policy H15 – Residential Extensions

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Supplementary Planning Document

The Slough Local Development Framework Residential Extensions Guidelines  
Supplementary Planning Document

- 7.2 The main planning issues relevant to the assessment of this application are considered to be those relating to design and impact on the street scene, the potential impact on neighbour amenity, impact on amenity space, and parking and highway matters.
- 8.0 **Design and Impact on the Street Scene**
- 8.1 The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document highlights the importance of ensuring that single storey side extension do not detract from the original dwelling as they are often very visible from the street. The host property is situated on a bend in the road, and as such it is considered to occupy a prominent location, where the full extent of the side elevation is visible. The guidelines also require extensions to reflect the pattern of development in the street scene.
- 8.2 Whilst the garage to be converted and extended is in situ, it is attached to the previously approved two storey side extension, and it is therefore considered to read as forming part of the extension to the existing property from the street. The impact of the width of the existing garage is lessened to an extent by the distance it is set back from the front wall of the dwelling which respects the notional building line between numbers 38 Halkingcroft, 40 Halkingcroft and 44 Halkingcroft. The extension to the front of the existing garage would result in this element projecting forward, towards the footway. The submitted plans show the outer corner of the proposed extension being within 60cm of the back edge of the footway.
- 8.3 Whilst the change in the shape of the roof from a flat roof to a crown top roof would introduce a pitched section to the roof, it would also increase the height and bulk of this element. The height would increase from 2.65 metres as existing to 3.5 metres as proposed, across the full width of the existing garage which is 5.35 metres.
- 8.4 When this increase in height is considered in conjunction with the extension to the front, it is considered that the bulk and dominance of the building would be increased substantially on this corner. Furthermore, it would result in the notional curved building line between numbers 38 Halkingcroft, 40 Halkingcroft and 44 Halkingcroft being breached. Given the close proximity of the proposed extension to the edge of the footway, it would be an intrusive projection and would have an unacceptable adverse impact on the street scene. It would be out of keeping with the otherwise spacious layout of the estate and the typically deeper set back distances of buildings in the area.
- 8.5 It is considered that further detriment would arise from the conversion of the existing garage to habitable accommodation and the proposed extension to the front in terms of its width and relationship with the host property. Whilst the

impact of the width of the garage is currently lessened by the distance that it is set back from the front of the property, the proposed front projection would accentuate the lack of proportionality as the proposal would 'read' as a further extension to the side of the property to provide habitable accommodation, in addition to the previously approved two storey side extension.

- 8.6 Design principle DP3 contained with The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document states that extensions should have a sense of proportion and balance with the original building. The guideline sets out that this is to be achieved in part by reducing the width of extensions to no more than 50% of the width of the original dwelling.
- 8.7 The combined width of the of the previously approved two storey side extension and the proposal to extend the existing garage and provide habitable accommodation would result in extensions with a combined width of 9.2 metres. The width of the existing dwelling is 8.2 metres. The proposal would therefore far exceed the 50% guideline in relation to the width of proposed extensions. The proposed front projection is considered to accentuate this lack of proportion.
- 8.8 In conclusion, the proposal is considered to be unacceptable in terms of design and impact on the street scene as it would result in detriment as a result of additional bulk, significant projection forward of the building line and lack of proportionality.
- 8.9 The proposal would be at odds with the distinctive established character and appearance of the area. It would therefore be contrary to Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; and PPS1.
- 8.10 It should be noted, that whilst concerns have been raised by the occupier of number 38 Halkingcroft regarding the position of the red line application side area as shown on the submitted location plan, matters relating to land ownership are not material planning considerations and are therefore not relevant to the consideration of the planning merits of the scheme.

#### 9.0 **Impact on Neighbour Amenity**

- 9.1 Whilst the proposal would see the introduction of a window in the front elevation of the proposed extension to serve a bedroom, it is not considered that this window would result in any adverse impact on neighbour amenity as a result of overlooking, loss of privacy or over dominance. This is considered to similarly be the case with respect to the proposed window to the side. The separation distance between these window would be sufficient to maintain a satisfactory relationship between the host property and the properties located on the opposite side of the road.

9.2 In respect of the potential impact on neighbour amenity, the proposal is considered to be compliant with Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; and PPS1.

#### 10.0 **Impact on Amenity Space**

10.1 The proposal would not result in the loss of any amenity space to the rear. The existing rear garden is 9.4 metres in depth and 11.8 metres in width. Whilst the garden as existing would fall short of the 15 metre garden depth normally required in the case of a property comprising 4 no. bedrooms, the equivalent total area dimensions 110.92 square metres. Whilst the proposal is for an increase in the number of bedrooms from 4 no. to 6 no., the amenity space provision would be in accordance with relevant standards and is therefore considered to be acceptable.

10.2 In terms of amenity space provision, the proposal is considered to be compliant with Policies H14 and H15 of The Adopted Local Plan for Slough 2004; Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; and PPS1.

#### 11.0 **Parking and Highways**

11.1 Policy T2 of The Adopted Local Plan for Slough 2004 sets out relevant car parking standards. The application proposes 3 no. car parking spaces which would be consistent with the standards set out in The Adopted Local Plan for Slough 2004 and The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document.

11.2 Whilst not shown in the submitted plans, it is noted that the position of the existing crossover is adjacent to the front of the existing garage. The position of the proposed front extension would be such that it would mean the existing crossover could not be used for accessing the proposed parking spaces shown on the submitted site plan. Two car parking spaces are shown as being located adjacent to the boundary with number 38 Halkingcroft and one car parking space is shown to the front of the proposed front extension.

11.3 In the absence of a sufficiently detailed parking plan showing the position of the proposed vehicular crossover providing access to the proposed parking spaces, it is not considered that the parking layout as submitted would be workable. In the absence of such details, it is not considered that the safety of pedestrians and other highway users could be safeguarded. It is noted that the site is located on a bend, and it is considered that a workable parking layout is required, in order that the proposal does not result in on street car parking which could reduce visibility, give rise to obstruction and have an adverse impact on highway safety and convenience.

11.4 The proposal is therefore considered to be contrary to Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; and Core Policy T2 of The Adopted Local Plan for Slough 2004.

## 12.0 **Summary**

12.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments made by consultees, and all other relevant material considerations.

12.2 It is recommended that the application be refused.

## **PART C: RECOMMENDATION**

### 13.0 **Recommendation**

13.1 Refuse for the reasons set out below.

### 14.0 **PART D: LIST OF REFUSAL REASON(S)**

#### Reason(s)

1. The proposed conversion of the garage to habitable accommodation incorporating the change in the shape of the roof to a crown top roof and the erection of a single storey front extension would result in an unacceptable adverse impact on the street scene and the character of the area, by reason of its bulk, depth, width and projection of the front extension forward of the notional building line on this highly prominent corner site. It would be out of keeping with the established pattern of development and would be contrary to Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; PPS1; and The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document.
2. The proposed conversion of the garage to habitable accommodation incorporating the change in the shape of the roof to a crown top roof and the erection of a single storey front and side extension would be unacceptable as the proposed front projection would accentuate its excessive width when considered in conjunction with the previously approved two storey side extension. The proposal would therefore fail to appear in proportion with the original dwelling. It would be contrary to Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; PPS1; and The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document.
3. The applicant has failed to demonstrate that a satisfactory parking layout can be achieved on the site which includes provision for a vehicular crossover in order that a suitable means of access and egress onto the highway can be provided. In the

absence of such details, the proposal would fail to safeguard the safety of pedestrians and other highway users and would be likely to lead to on street car parking taking place to the detriment of highway safety and convenience on this corner site. In the absence of such details, the proposal is contrary to Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; and Policy T2 of The Adopted Local Plan for Slough 2004.

Informative(s)

1. The development hereby refused was submitted with the following plans and drawings:
  - (a) Drawing No. 570/1A, Dated August 2011, Recd On 02/11/2011
  - (b) Drawing No. 570/2A, Dated August 2011, Recd On 02/11/2011
  - (c) Drawing No. 570/3A, Dated August 2011, Recd On 02/11/2011
  - (d) Drawing No. 570/4, Dated September 2011, Recd On 24/10/2011
  - (e) Drawing No. 570/5, Dated September 2011, Recd On 24/10/2011

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# **PLANNING COMMITTEE** **11<sup>th</sup> January 2012**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS PRESENTED TO MEMBERS

## **AGENDA ITEM 4**

### **S/00671/002 - Newbeech House, Long Readings Lane**

Revised drawings listed below acceptable.

Neighbour re notification period re revised proposals expires 16<sup>th</sup> January so recommendation changed.

- (a) Drawing No. 1109 P-001 Location Plan Recd On 29th Dec 2011
- (b) Drawing No. 1109 P-002 Rev 02 Ground Floor & layout Recd On 29th Dec 2011
- (c) Drawing No. 1109 P-003 Rev 02 Roof Plan Location Plan Recd On 29th Dec 2011
- (d) Drawing No. 1109 P-004 Rev 02 Landscape Plan Recd On 29th Dec 2011
- (e) Drawing No. 1109 P-005 Rev 02 Elevations Recd On 29th Dec 2011
- (f) Drawing No. 1109 P-006 Rev 02 Elevations Recd On 29th Dec 2011
- (g) Drawing No. 1109 P-007 Rev 01 Floor Plan Plan Recd On 29th Dec 2011
- (h) Drawing No. 1109 P-008 Rev 01 Floor Plan Recd On 29th Dec 2011
- (i) Drawing No. 1109 P-009 Rev 01 Floor Plan Recd On 29th Dec 2011
- (j) Drawing No. 1109 P-010 Rev 01 Floor Plan Recd On 29th Dec 2011
- (k) Drawing No. 1109 P-011 Floor Plan Recd On 29th Dec 2011

### **CHANGE TO RECOMMENDATION**

Delegate decision to Head of Planning Policy and Projects.

## **AGENDA ITEM 7**

### **P/06077/020 – Slough Grammar School, Lascelles Road, Slough**

The description has been changed to refer to 12 no. classrooms and not 16 no. as shown in the Agenda item.

Comments have been received from the Council's Tree Advisor who has stated that the proposals would see the removal of one tree and has the potential to affect another 3 trees subject to a Tree Preservation Order. The loss of a tree is regrettable but it is a relatively small tree and which is already causing damage to existing adjacent buildings so no objections are raised to the loss of this tree subject to the planting of a replacement tree. The potential affect on the other 3 trees results from possible hard surfacing from the car park within the Root Protection Areas of these trees. These issues could be overcome with the production of an Arboricultural Method Statement and changes to the car park layout, if required.

#### **RESPONSE:**

An Arboricultural Implication Statement / Method Statement is being undertaken by the Applicant and will be considered further by Officers once received to ensure that the works can be undertaken without causing damage to the trees and can be agreed prior to the determination of the application.

Comments have been received from the Council's Drainage Advisor stating that the drainage report is incorrect in saying that the school drains to a combined sewer and that a site survey is needed to identify the existing system and a detailed drainage design is needed to accompany the application.

#### **RESPONSE:**

A drainage survey is being undertaken and details of this is currently being discussed with the Council's Drainage Advisor and can be agreed prior to the determination of the application.

Comments have been received from the Council's Transport Engineer's who has raised objections to the planning application on the grounds the adjoining highway network does not have sufficient operational capacity to accommodate the additional traffic generated by the proposed development. The increase in traffic associated with the proposed development will result in an unacceptable increase in delay on the network to general traffic and buses and is likely to be detrimental to the highway safety. Furthermore the arrangements for parental parking are not sufficiently detailed to assure that the impact on local resident's amenity has been taken into account by the applicant. However if the developer was to agree to the mitigation package set out below then the highway objection would be removed:

- dedication of land to the Local Highway Authority free of charge, re-siting of fence/hedge and widening of footway/cycleway along sections of the site frontages along the A4 and Lascelles Road;
- financial contribution to the linking of the traffic signals at the A4 pedestrian crossing to the west of Lascelles Road and the traffic signals at the A4/Langley road junction. Contribution to be determined subject to further work by SBC;
- Car Parking Management Plan – which should form part of the Travel Plan;
- Travel Plan monitoring contribution of £6k; and

- Residents Parking Survey and Consultation and required works (as necessary) – contribution to be agreed subject to further work by SBC/developer's consultant.

### **RESPONSE:**

The comments that have been received from the transport consultant are based on the figures that are detailed in the Transport Assessment that accompanies the application stating that there would be an increase in pupil numbers by 155 (Paragraph 2.1). The applicant has now confirmed that the development will allow a projected increase of 80 students in school population as a result of identified demographic growth of 16 – 19 year olds in Slough. The increase has been taken up by the additional classrooms within the 6 classroom block recently approved and enabled by a bid for DfE funds which was supported by the LEA. The purpose of the further development and of the current application is largely to re-provide accommodation - in terms of the classrooms (12 new rooms) 8 will immediately replace time expired temporary classrooms which the school will remove as soon as the new facility is complete. The remaining 4 classrooms will allow the school to plan the curriculum more effectively and flexibly but are not planned to allow for any increase in overall numbers. The 2 phases of development between them will allow the school to accommodate the planned demographic increase which amounts to **80** student places and the approved scheme can accommodate that total as well as allowing some relaxation of the timetabling issues currently being encountered at the school. Therefore in light of the confirmation of numbers the trip numbers that have been calculated would seem to be inaccurate and correct trip number details can be collated and an appropriate mitigation package can be negotiated if deemed necessary.

The applicant's have further commented with regards to parking that it is currently 'informal' but there are around 30 cars parking regularly at the front of the school - others on Lascelles Road. It is estimated that with the drop off arrangement in place the school will lose 15 spaces. The plans currently show 57 new spaces (net gain of 42) to minimise the need for parking on the street. There is a likelihood that as a result of the arboricultural report we will need to reduce the numbers slightly so it is estimated that the total increase will amount to 35 in the final arrangement, which would seem to negate the need for a parking survey as suggested.

Final details with regards the highways and transport implications can be agreed prior to the determination of the application.

Additional conditions would be added to any permission to ensure the removal of the temporary classrooms before the new element of the building is brought into use and to agree a scheme of community use for the gym.

### **CHANGE TO RECOMMENDATION**

Delegate to the Head of Planning Policy and Projects for Resolution of Outstanding Matters Relating to Trees, Transport, Highways and Drainage, Completion of a Section 106 Agreement, if required, Finalising Conditions and Final determination.

**AGENDA ITEM 8**  
**P/08112/004 – 40, Halkingcroft, Slough**

Paragraph 3.1 of the report refers to Timber Road. This is an error and should read Turner Road.

Whilst the proposed development remains as shown on the deposited plans, the description of the development refers to the erection of a front, side and rear extension, however it is considered that the description of the proposed extension as a 'front extension to garage' better describes the nature of the proposal. The description of the development is therefore amended to read:

**CHANGE IN SHAPE OF ROOF OF THE EXISTING FLAT ROOF GARAGE TO CROWN TOP, ERECTION OF A SINGLE STOREY FRONT EXTENSION TO GARAGE WITH CROWN TOP ROOF IN CONNECTION CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION.**

Reason for refusal no. 2 set out in Part D of the officer report which previously referred to a front and side extension is amended to reflect the change in the description as above read:

The proposed conversion of the garage to habitable accommodation incorporating the change in the shape of the roof to a crown top roof and the erection of a single storey front extension to the garage would be unacceptable as the proposed front projection would accentuate its excessive width when considered in conjunction with the previously approved two storey side extension. The proposal would therefore fail to appear in proportion with the original dwelling. It would be contrary to Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; PPS1; and The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document.

**NO CHANGE TO RECOMMENDATION**

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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Planning Committee      **DATE:** 11<sup>th</sup> January 2012

**CONTACT OFFICER:** Catherine Meek, Deputy Borough Secretary  
**(For all Enquiries)** (01753) 87011

**WARD(S):** All

**PART I**  
**FOR RECOMMENDATION**

**PLANNING COMMITTEE – PUBLIC PARTICIPATION SCHEME**

1. **Purpose of Report**

To consider an amendment to the Public Participation Scheme (PPS) as recommended by the Member Panel on the Constitution. This item was deferred by the Committee at its meeting on 25<sup>th</sup> October 2011..

2. **Recommendation**

The Committee is requested to Recommend that the Public Participation Scheme be amended as set out in Appendix A to allow objectors to speak on an application when Officers are recommending refusal.

3. **Community Strategy Priorities–**

The administrative and procedural changes have no direct impact on the Community Strategy.

4. **Other Implications**

(a) **Financial**

There are no financial implications arising from this report.

(b) **Risk Management**

There are no significant risks.

(c) **Human Rights Act and Other Legal Implications**

There is no legal obligation to allow public participation at planning committees. The Council has agreed a Scheme to allow public participation at meetings and this forms part of the Constitution.

(d) **Equalities Impact Assessment**

Any Scheme and/or proposed changes to it should ensure absolute equality between applicant and objectors/supporters.

(e) **Workforce** There are no workforce implications.

## 5. **Supporting Information**

- 5.1 At its meeting on 6<sup>th</sup> October the Member Panel on the Constitution considered the Public Participation Scheme. The Panel had been asked by the Council to consider the following proposal that Councillor Smith had put at the Council meeting on 26<sup>th</sup> July 2011:

‘Objectors should be enabled to address the Planning Committee if officers are recommending "refusal", where the proposed development is in a Conservation Area, or in the Greenbelt, or where the objectors are statutory consultees, including Parish Councils.’

### **Public Participation Scheme (PPS)**

- 5.2 The PPS is set out in the Constitution within the Planning Code of Conduct.
- 5.3 The PPS currently allows certain people/groups the opportunity to speak about a planning application if the application is recommended for **approval** by officers and is to be determined by the Planning Committee.
- 5.4 The Scheme states that in the case of a planning application that is recommended for **refusal** the applicant has recourse to the statutory appeal process.

### **Consideration by the Member Panel on the Constitution**

- 5.5 Members discussed the speaking rights at Planning Committee and the proposal moved by Councillor Smith. Members were advised that, whilst there was no legal requirement to allow public participation at Planning Committees, any scheme should ensure absolute equality between applicant and objectors.
- 5.6 Whilst Councillor Smith’s proposal suggested that objectors should be able to address the Committee if an application was recommended for refusal in certain circumstances, the Panel considered that speaking rights [in accordance with the scheme] should be extended to all applications submitted to Committee whether for approval or refusal to ensure equity for all.
- 5.7 The Panel recommended that the Scheme be amended as set out in Appendix A

## 6. **Comments of Other Committees**

Any recommendation to alter the PPS would need to be recommended to Council for approval.

## 7 **Appendices Attached**

‘A’ **Public Participation Scheme – incorporating proposed amendments**

## 8. **Background Papers**

Agenda and Minutes – Council 26<sup>th</sup> July 2011  
Member Panel on the Constitution – 6<sup>th</sup> October 2011



**PUBLIC PARTICIPATION SCHEME**

- 9.1 Applications for planning permission are determined by either Officers acting under the Council's Scheme of Delegation or by Members who form the Planning Committee. Each application is subject to a public consultation/notification exercise which includes local residents and other bodies inviting comment in writing on the application before it is determined.
- 9.2 The Council gives the following an opportunity to address, in certain circumstances, Members of the Planning Committee at the meeting before Members take their decision:-
- (a) Objectors
  - (b) Parish Council representatives
  - (c) The applicant (or his agent)
  - (d) Ward Councillors or other appropriate elected representatives raising material planning issues on behalf of those they represent.
- 9.3 The Public Participation Scheme will only apply to applications which are to be determined by the Planning Committee. They do not apply to any matter where the Planning Committee is considering enforcement of any kind. Applications to be determined under Officer Delegated Authority are not subject to the requirements of this code.

The Public Participation Scheme will operate in accordance with the explanatory leaflet attached as **Appendix B** to this Code of Conduct

## SLOUGH BOROUGH COUNCIL

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### **What happens about my Objection to a Planning Application?**

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**This information explains how your objection is dealt with and how the application is determined. Your views on planning applications are always considered when planning decisions are made**

## **1. I have objected. What happens next?**

### **1.1 Planning officers will consider whether:**

- the application should be recommended for approval as it stands
- it should be amended to resolve your objection, or
- it should be refused

**1.2** Your written objection may be made by email or by letter. Your written objection will not normally be replied to or acknowledged. If the application is to be referred to the Planning Committee you will be notified when the Agenda is prepared to give you the opportunity to register if you wish to speak on your objection. The deadline for receipt of requests to speak at a Planning Committee shall be no later than three clear working days prior to the day of the meeting. If exceptionally an application is taken to Planning Committee as a late urgent item you will be informed. If there is not three working days for the submission of your request discretion may be exercised to relax the procedure.

**1.3** If you have submitted a petition in response to a planning application your petition will be noted for the purposes of the Public Participation Scheme and, in the event that the application is to be determined by the Planning Committee, the petition organiser/main contact will be advised of their right to speak at the meeting.

[Note: The submission of a petition does not mean that the planning application will automatically be referred to the Planning Committee.]

## **2. Who Makes the Decision?**

Most planning applications are dealt with at officer level under a Scheme of Delegation. In this circumstance the application will not be reported to the Planning committee for determination. In certain circumstances, as set out in the Scheme of Delegation, the application will be determined by the Planning Committee. Any comments received will be summarised in a report when the application is presented.

## **3. Can I see the officer's report before the Planning Committee Meeting?**

Yes. The agenda and reports will be available five working days before the meeting. An additional paper (The Amendment Sheet), containing information received after the reports have been written and prior to the meeting, will be circulated at the meeting.

## **4. Can I speak at the Planning Committee Meeting?**

Slough Borough Council has a public participation scheme that allows for speaking about a planning application that is to be determined by the Planning Committee. You may speak if:-

- (a) you have made a written objection or lodged a petition and
- (b) registered to speak.

## **5. Can a member of the public speak about any application on the Agenda?**

No. Members of the public can only speak if they have objected in writing to an application and registered to speak, in line with the Public Participation Scheme.

**6. How much time will be allowed for speakers?**

A total of four minutes per site/application will be allocated to hear the views of all objectors, four minutes for Parish Councils and four minutes for the applicant/agent. The Chair of the Planning Committee can in exceptional circumstances extend the time limit for all parties and his decision will be final.

**7. What happens if there are a number of objectors wishing to speak?**

7.1 The time limit remains the same and objectors will be encouraged to present a joint objection or appoint a spokesperson, as this is often the most effective use of the time available. In order to agree the best approach, objectors may contact the Planning Committee Clerk for details of others wishing to speak. The telephone and fax numbers and the e-mail address can be found in the Notice of Objection form which accompanies this leaflet. In some cases the Parish Council or a Residents' Association may be willing to represent objectors.

7.2 The Council needs to strike a balance between providing the opportunity for people to be heard and ensuring that the applications are dealt with efficiently, within a meeting of reasonable length. This is why there is a time limit on speakers.

**8. Can someone else speak on my behalf?**

Yes. You could ask a friend, relative or professional adviser to speak for you.

**9. How do I present my objection?**

The Committee may only consider relevant planning issues. Please limit your comments to matters such as:-

appearance and character of development  
traffic generation, highway safety and parking  
overshadowing, overlooking and loss of privacy  
noise, disturbance and other loss of amenities  
layout and density of buildings  
relevant planning policies

Please avoid matters that cannot be considered by the Committee such as:-

boundary disputes, covenants or other property rights  
personal remarks (e.g. the applicant's motives)  
reduction in property values  
loss of private view over the land

If you would like to check what issues are relevant, please contact the appropriate planning officer in the Department of the Green and Built Environment. Advice is given free of charge at present but is subject to review. You may be asked to pay a fee for specific advice from a Planning Officer in accordance with any charging scheme the Council may introduce.

If you have any questions or documentary evidence eg letters, maps, photographs etc in support of your objection they must normally be submitted to the appropriate planning officer at least 72 hours before the meeting. This will allow any such documents to be verified and to be given proper consideration by the Committee. Documents or questions submitted outside this deadline can only be considered in exceptional circumstances and with the approval of the Chair.

**10. When and where are the meetings held?**

Applications are dealt with by the Planning Committee, which meets at 6.30 p.m. You will be advised by letter or e mail of the date of the meeting if the application you have objected to is to be considered by the Committee and the location of the meeting..

**11. Who is on the Committee and who else will be there?**

The Committee is made up of elected Councillors. Council Officers attend to advise the Committee and make a formal record of the meeting. Other Councillors may be present to speak on applications within their Ward, but they cannot vote. Any member of the public or applicant may attend to listen to the debate and the Media is usually present.

**12. What is the order of business at the meeting?**

The Chair of the Planning Committee will normally amend the order of business on the Agenda and deal firstly with those applications where people have expressed a wish to speak under this Scheme.

**13. What is the order of speaking for each application?**

The Chair will announce the application.

A planning officer will give a short introduction.

The Chair will invite objectors to speak

The Chair will invite the applicant or agent to respond

The Chair will invite the Ward Councillor(s) to speak

The Chair will invite the Parish Council representative to speak.

Committee members may ask questions of the speakers and seek clarification of particular points from officers.

The Committee will then discuss the application and make a decision. This may be to:-

- approve the application
- refuse the application
- defer consideration eg for further information or amendments, or
- defer consideration for a site visit by a panel of Councillors.

**14. What happens if an application is deferred for a Site Visit?**

If, before the meeting, a councillor asks for a site viewing and the application is not discussed, you will be invited to speak at a subsequent meeting when the item will be considered. If, after hearing the objectors, the Committee decides to view a site, you will not be invited to speak again. **You will be given only one opportunity to speak on an application.**

**15. Can Objectors speak at a Site Visit?**

No. The site visit is private and its purpose is to observe characteristics of a site and its relationship to the surroundings. Representations on the merits of the application will not be discussed.

**16. Can an application be approved by the Committee if it is recommended for refusal?**

Yes the Committee (ie the Members elected by the public) can disagree with the officer's recommendation.

**17. What happens after the decision is made?**

The applicant/agent will be sent the notice of decision. Objectors/supporters can view the decision on the Council's website. [www.slough.gov.uk](http://www.slough.gov.uk) or inspect the Planning Register at the Planning Office. Where an application has been refused, the applicant can appeal to the Planning Inspectorate. You will be advised of any such appeal, your original comments will be forwarded to the Inspectorate and you will be asked for any further comments. Where an application has been granted, there is no opportunity for objectors to appeal.

**PUBLIC PARTICIPATION SCHEME**

**OBJECTOR WISHING TO SPEAK**

**Location:**

**Proposal:**

**Application Reference:**

I confirm that I would like the opportunity to address the meeting in the event of the above mentioned application being reported to Committee.

Objector's

Name

\_\_\_\_\_

Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone No:

\_\_\_\_\_

Signed

\_\_\_\_\_

Please return to:

Democratic Services Officer - Planning  
Resources and Regeneration  
St Martin's Place

Bath Road  
Slough  
SL1

Or Fax on: (01753) 875171  
Or E-mail: .....

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**SLOUGH BOROUGH COUNCIL**

**REPORT TO: PLANNING COMMITTEE**

**DATE: 11<sup>th</sup> January 2012**

**PART 1**  
**FOR INFORMATION**

**Planning Appeal Decisions**

*Set out below are summaries of the appeal decisions received recently from the Planning Inspectorate on appeals against the Council's decisions. Copies of the full decision letters are available from the Members Support Section on request. These decisions are also monitored in the Quarterly Performance Report and Annual Review.*

**WARD(S) ALL**

| <b>Ref</b>  | <b>Appeal</b>   | <b><u>Decision</u></b>   |
|-------------|---|--|
| P/15007/000 | <p>368 Rochford Gardens</p> <p>RETENTION OF A 1550MM HIGH FENCE AROUND THE GARDEN OF THE PROPERTY</p> <p>The Appeal Inspector concluded that the sole main issue is the effect of the proposal on the character and appearance of the area. This is an estate of single, two and three storey buildings positioned close to, or at the back edge of pavements. It has a tight, urban feel. This is relieved intermittently by open plan front gardens but these by no means predominate. There are rear gardens which flank on to the street enclosed by 2m walls or fences. These add to the sense of enclosure.</p> <p>The Appeal Inspector further concluded that the fence to be retained and altered in the appeal proposal is slightly lower but otherwise forms a similar arrangement on the east side. The splay would provide a sightline into a shared surface courtyard. Although the fence reduces the openness of the courtyard, previously exposed to the street, he was not convinced that this had any particular value; rather, the greater sense of enclosure seems more consistent with the general character of the area.</p> | <p><b>Appeal allowed subject to conditions</b></p> <p><b>21<sup>st</sup> November 2011</b></p> |
| P/00240/032 | <p>Land adj. 12 Castle Street</p> <p>ERECTION OF A DETACHED GARAGE WITH FLAT ROOF INCORPORATING STORAGE AREA AT REAR OF THE LAND ADJACENT TO NO. 12 CASTLE STREET</p> <p>The appeal was lodged against a number of planning conditions which were imposed following the grant of planning permission on 21<sup>st</sup> April 2011.</p>   | <p><b>Appeal allowed, conditions varied</b></p> <p><b>24<sup>th</sup> November 2011</b></p>    |

The disputed conditions were 4, 8, 9 and 10:

(4) This permission is for the personal benefit of Mr Peter Slark only and shall not endure for the benefit of the land, nor for any other person or persons for the time being having an interest in the land;

(8) No vehicles shall be parked on the land other than inside of the garage unless otherwise agreed in writing by the Local Planning Authority;

(9) No repairs other than for emergency purposes or car restoration works shall be carried out on any vehicle other than inside of the garage. Except in the case of emergency no repairs or other works to vehicles stored within the garage shall take place outside of the hours of 9.00 am to 18.00 pm Monday to Friday and on Sunday between 09.00 am to 13.00 pm and at no time on Sundays and Bank Holidays;

(10) Any gates erected shall be set back from the back of the footway by a minimum of 4.8m and shall open inwards only.

The Appeal Inspector identified the main issues to be: firstly, the effects of deleting the personal limitation on condition 4; secondly and thirdly the effect on the living conditions of neighbours of deleting conditions 8 and 9 and fourthly, the effect on highway safety of deleting condition 10.

Having considered the above issues the Inspector concluded that conditions 2, 4, 7, 8, 9 and 10 should be deleted and substituted with the following conditions:

1) Except where indicated in the following conditions, the development hereby permitted shall be carried out in accordance with the following approved plans:

- a) Drawing № OS Site map, undated, received on 29/12/2010.
- b) Drawing № CS/PS/1/E, dated 06/04/2011, received on 06/04/2011.

2) Notwithstanding the notation on the approved plans, no other part of the development shall be occupied until a pedestrian visibility splay of 2.4 m x 2.4 m (measured from the back edge of footway) has been provided on the southern side of the access and the area within the splay shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel level of the carriageway.

3) Notwithstanding the notation on the approved plans, any gates erected shall be set back from the back of the footway by a minimum of 4.8 m and shall open inwards only.

4) No repairs other than for emergency purposes or car restoration works shall be carried out on any vehicle other than

|             |  |  |
|-------------|--|--|
|             | <p>inside of the garage. Except in the case of emergency no repairs or other works to vehicles stored within the garage shall take place outside of the hours of 09.00 am to 18.00 pm on Monday to Friday, 0900 am to 13.00 pm on Saturdays and at no time on Sundays and Bank Holidays.</p> <p>5) No storage of flammables shall take place on site. No storage of any kind shall take place in excess of the height of the fence around the site.</p>  |  |
| P/15091/000 | <p>73 Langley Road</p> <p>ERECTION OF TWO STOREY REAR EXTENSION WITH HIPPED PITCHED ROOF ERECTION OF A SINGLE STOREY FRONT EXTENSION IN CONNECTION WITH THE CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION INSERTION OF OBSCURELY GLAZED FLANK WALL WINDOWS AT FIRST FLOOR</p>  | <p>Appeal dismissed</p> <p>24<sup>th</sup> November 2011</p>                                   |
| P/06255/007 | <p>69 London Road</p> <p>CHANGE OF USE FROM SINGLE FAMILY HOUSE (CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR UP TO 8 PERSONS (SUI GENERIS). RETENTION OF INFILLING KITCHEN EXTENSION AND INSTALLATION OF COVERED CYCLE SHELTER ATTACHED TO REAR OF PROPERTY.</p> <p>Planning permission was sought for a change of use from a single family house (Class C3) to House in Multiple Occupation for up to 8 persons (Sui Generis) retention of infilling kitchen extension and installation of covered cycle shelter attached to the rear of the property.</p> <p>Planning permission was refused on the ground that:</p> <p>The proposal is contrary to Core Policy 4 of the Local Development Framework Core Strategy (2006 - 2026) Development Plan Document December 2008 in that the proposal for a change of use to House in multiple occupation would result in the loss of family housing.</p> <p>The Inspector concluded that:</p> <p><i>“Since the adoption of the Core Strategy, revisions to the Use Classes Order allow for changes to occur in either direction between family houses and small houses in Multiple Occupation. Because Use Classes C3 and C4 are interchangeable, the Council argues that permission for a small HMO to be used as a larger HMO is, in effect, a loss of family housing.”</i></p> <p><i>“A reversion to use as a family house from a small HMO may be</i></p> | <p><b>Appeal allowed subject to conditions</b></p> <p><b>29<sup>th</sup> November 2011</b></p> |

|             |   |   |
|-------------|---|---|
|             | <p><i>facilitated by the Use Classes Order avoiding the need for a specific planning permission but, in the face of stated need, it is unlikely that a requirement for a specific planning permission would be an obstacle to the reversion to family use of a larger property. In either case, the potential for a house used as an HMO to revert to a family use remains the same.”</i></p> <p><i>“It is only potential, not actual; the actual loss of the use has already occurred. If the appeal were dismissed, the use as an HMO would remain but housing two persons fewer. If the appeal is allowed, there would be no actual loss of family housing, simply an increase in the quantity of a type of housing recognised as valuable. The Council refers to the financial value created by permission for greater occupancy but it is not the purpose of planning control to limit such value. I conclude that this proposal would have little or no effect on the supply of housing for families. It would not therefore be contrary to Core Policy 4 of the Core Strategy on that ground.”</i></p> |   |
| P/11658/005 | <p>Land Adjacent To Hadley Court And Land At, Coleridge Crescent, Slough, Berkshire</p> <p>ERECTION OF A DETACHED THREE STOREY BUILDING TO ACCOMMODATE 6NO. ONE BEDROOM FLATS INCLUDING DETAILS OF ACCESS, APPEARANCE, LAYOUT AND SCALE WITH DETAILS OF LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL (OUTLINE APPLICATION)</p>  | <p>Appeal Dismissed</p> <p>9<sup>th</sup> December 2011</p> |

# ENFORCEMENT NOTICES, BREACH OF CONDITION NOTICES, SECTION 215 NOTICES

ONGOING TO DATE (15.12.2011)

(PLANNING ENFORCEMENT)

| Planning Reference and Officer | Legal Ref/ Officer | Address and Breach Description | Details of actions<br>Planning prefaced (P)<br>Legal prefaced (L)   |
|--------------------------------|--------------------|--------------------------------|---|
| 2010/00317/ENF<br>EW           |                    | 19 Beaumont Road               | (P) Instructions to issue enforcement notice (use of residential land and garage for motor repairs) sent to legal (08.12.11).     |
| 2011/00153/ENF<br>EW           |                    | 153 Churchill Road             | (P) Instructions to issue enforcement notice (open front canopy and porch) sent to legal (30.11.11).                              |
| 2011/00362/ENF<br>EW           |                    | 14 Nash Road                   | (P) Instructions to issue enforcement notice (departure from approved plans – rear and side extensions) sent to legal (30.11.11). |
| 2011/00307/ENF<br>EW           |                    | 31 Sutton Lane                 | (P) Instructions to issue enforcement notice (open front canopy and porch) sent to legal (30.11.11).                              |

|                      |    |  |  |
|----------------------|----|--|--|
| 2011/00232/ENF<br>BL | CF | 107 The Crescent<br>Sub Divide Two Flats                       | (P) Enforcement notice served 1 December 11. Compliance by 1 July 12.  |
| 2011/00324/ENF<br>BL | CF | 2 Mansel Close<br>Change Use.<br>Residential/vehicle<br>repair | (P) Enforcement memo to Legal 24 November 11   |
| 2011/00134/ENF<br>BL | CF | 199 Vicarage Way<br>Change of use.<br>Office/Residential       | (P) Planning Enforcement Notice served 22 November 11.<br>Compliance 20 February 12  |
| 2010/00287/ENF<br>BL | CF | 139 Parlaunt Road<br>Front Canopy                              | (P) Planning Enforcement Notice served 22 November 11.<br>Compliance 20 March 12   |
| 2010/00258/ENF<br>BL | CF | 74 Burnham Lane<br>Outbuilding                                 | (P) Planning Enforcement Notice served 18 October 11.<br>Compliance 24 February 12   |
| 2010/00435/ENF<br>BL | CF | 596 London Road<br>Rear extension                              | (P) Planning Enforcement Notice served 24 June<br>2011. Compliance due 24 August 2011<br>(P) Appeal refused 11 October 11<br>(P) New compliance 25 December 11   |
| 2010/00507/ENF<br>BL | CF | 28 Salt Hill Drive<br>Rear extension                           | (P) Planning Enforcement Notice served 25 May 2011.<br>Compliance due 22 August 2011.<br>(P) Compliance achieved. Not complete due to state of property<br>after removal of rear extension. Letter sent Possible 215 action.<br>Review 20 November 11<br>Case presently under review , further correspondence sent<br>requiring the debris removed 16 Dec 2011 |

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| 2009/00133/ENF<br>EW | CF | 19, Cowper Road  | <p>(P) Instructions sent to legal on 17.05.2011 to issue EN re: unlawful front canopy.</p> <p>(P) EN Served on 17<sup>th</sup> June 2011</p> <p>(P) Ongoing until compliance date is reached (12 months).</p>   |
| 2010/00207/ENF<br>BL | CF | 24-26 Parsons Road   | <p>(P) Planning Enforcement Notice served 21 January 2011. compliance by 11 April 2011</p> <p>(P) Appeal lodged. Technical issue with notice –withdrawn 14<sup>th</sup> February 2011.</p> <p>(P) New Notice served 15<sup>th</sup> February 2011</p> <p>(P) Appeal lodged awaiting further information from inspectorate.</p> <p>(P) Appeal ongoing Statement Submission stage 24 June 2011.</p> <p>(P) Planning inspector visit carried out 27 September 2011. Await result</p> <p>(P) Appeal Dismissed. 19 Oct 11. New compliance date 19 Apr 12</p> <p>(P) Intention to proceed to J R expressed by Owner. 25 October 12. Will update if this occurs.</p> |
| 2010/00039<br>BL     | CF | 60 Lower Cippenham Lane<br>Breach of Condition.<br>Driveway. | <p>(P) Breach of condition notice served 8 March 2010. Compliance by Sat 10 April 2010.</p> <p>(P) Compliance Achieved 10 April 2010. Case Closed.</p> <p>(P) New case open. Depart approved plan. Driveway needs tarmac.21 July 2010.</p> <p>(P) Site Visit reveals still no compliance. All units believed sold. Further progress now needs to be made as new ownership has implications.</p> <p>(P) Planning application submitted still awaits determination.(23 June 2011)</p> <p>(P) Still awaits determination 19 October 2011</p>   |

|                  |              |   |   |
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| 2008/00268<br>BL | CF           | 8 London Road<br>Change use. Dwelling<br>to Offices | <p>(P) Planning Enforcement Notice served 9 October 2009. Compliance by 6 May 2010.</p> <p>(P) New planning application received.</p> <p>(P) Chris Smyth still in negotiations pending a new planning application. Latest information. Solution may be attainable. 30 Nov 2010</p> <p>(P) Planning application to be determined. (Still awaiting as at 27 May 2011)</p> <p>(P) Awaits s 106 (23 June 2011)</p>  |
| 2009/0149<br>TBA | CF<br>T3/698 | 65 Gloucester Avenue<br>Depart Approved Plan<br>-   | <p>(L) Instructions received 21st August 2009</p> <p>(P) Planning Enforcement Notice served 2 September 2009<br/>Compliance due 30 June 2010.</p> <p>(P) Meeting held with owners and head of Planning. New application to be submitted 07/10/10</p> <p>(P) No application submitted. Prosecution to be discussed</p> <p>(P) Application submitted and to be determined within 4 weeks.</p> <p>(P) Prosecution commenced</p> <p>(P) First hearing 6<sup>th</sup> May 2011.</p> <p>(p)Plea and case management set for December 21</p> |



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| 2005/00331<br>TBA    | T3/381a<br>CF | 35 Montem Lane,<br>Slough<br>Enforcement Notice for<br>operational<br>development                   | <p>(P) Legal instructed and land charges informed 9/11/05<br/>(L) Requisition sent 14<sup>th</sup> June 2006.<br/>(L) Draft notice to planning for approval 14<sup>th</sup> June 2006.<br/>(P) Legal acknowledged instructions 16/6/06.<br/>(L) 10.07.06 - EJ instructed by SQ not to issue notice for time being – in light of petition received. SQ will advise EJ, when notice can be issued.<br/>(P) Notice served 17/1/07, effective 21/2/07 for compliance by 21/4/07<br/>(P) Appeal lodged<br/>(P) Appeal dismissed compliance by 07/02/08. Reminder to comply sent 23/03/09<br/>(P) Meeting being sought to discuss matters.<br/>(P) Meeting to be arranged by AM upon return 01/09/10<br/>(P) Negotiations ongoing with members of the mosque<br/>(P) No compliance, prosecution to be considered forthwith<br/>(P) Letter forwarded giving one month for compliance then report for Direct Action to be submitted<br/>(P) Negotiations completed and way forward agreed. If no action taken as agreed then default works will be considered<br/>(p) Meeting with Councillor Choudhrey on site 15 December 2011 to resolve removal of offending structure</p> |
| 2006/00296/ENF<br>EW | T3/712        | Land at Tanhouse<br>Farm, Mill Street,<br>Colnbrook, Berkshire<br>(parcel of land adj. Top<br>Yard) | <p>(P) To send instructions to legal to issue EN re: unauthorised storage of commercial vehicles to cover area excluded in previous notices (1972 and 1978).<br/>(P) Papers for enforcement notice being prepared.<br/>(P) Redrafted instructions sent to Legal, EN imminent.<br/>(P) Site inspection/meeting with occupiers on 14<sup>th</sup> Sept established further information concerning breach activities.</p>   |

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| <p>2006/00296/ENF<br/>EW</p>         | <p>T3/712</p>                                      | <p>Land at Tanhouse Farm, Mill Street, Coinbrook, Berkshire (South off the Colne River)</p> | <p>(P) Notice served 30<sup>th</sup> November 2009 in respect of the unauthorised change of use from land for agricultural use to the mixed uses of agricultural land and the storage of miscellaneous items not associated with an agricultural use.<br/>(P) Appeal lodged 23<sup>rd</sup> December to be dealt using the inquiry procedure. Date and venue to be confirmed.<br/>(P) Statement of Case submitted confirmed date of inquiry 24<sup>th</sup> June 2010<br/>(P) Inquiry decision pending.<br/>(P) Inquiry decision - 6 July 2010 Notice Upheld, albeit with revised compliance period of 18 months.<br/>(L) Matter subject to judicial inquiry. Notice held in abeyance until the hearing in June 2011.<br/>(p) planning to make contact to seek progress on judicial inquiry</p>   |
| <p>2006/00418<br/><del>TBA</del></p> | <p>SH/<br/>T3/604<br/><b>CF AS OF<br/>2010</b></p> | <p>20 Wexham Road, Slough<br/>Unauthorised erection of a outbuilding</p>                    | <p>(P) Legal Instructed and land charges informed – 11/10/06<br/>(P) Legal requested further instructions – resent – 22/11/06<br/>(P) Legal requested further set of instructions sent 24/01/07<br/>(L) Drafts sent to planning 15/02/07<br/>(P) Draft corrected and returned 19/2/07.<br/>(P) Notice served 26/3/7, effective 30/4/7 for compliance by 30/7/7<br/>(P) Appeal dismissed 01/04/08<br/>(L) Prosecution file being drafted in liaison with PSH 20/02/10<br/>(P) Prosecution file still being drafted as issues with locating owner for effective service<br/>(P) Committee report for default works for Planning Committee 15/06/10. Prosecuting at the same time.<br/>(P) Planning Committee has approved default works. Prosecution almost complete and date to be set for works.<br/>(P) Prosecution file sent to legal 13/07/10<br/>(P) Case being progressed through court.<br/>(P) Default action to be carried out on 23/05/11<br/>(P) Structure demolished and compliance achieved. Court action ongoing</p> |

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| 2009/00280/ENF<br>TBA | CF | 11 Birch Grove,<br>Slough<br>Unauthorised front<br>extension | <p>(P) Legal Instructed and land charges Informed 16/02/10.</p> <p>(P) Legal acknowledged instructions 18/02/10.</p> <p>(P) Enforcement Notice served 29/03/10</p> <p>(P) Appeal against Notice submitted</p> <p>(P) Planning Application submitted ref P/14831/0 submitted on 30/4/10</p> <p>(P) Decision due from Planning 25/06/10.</p> <p>(P) Planning Permission refused</p> <p>(P) Deadline given and prosecution to be prepared</p> <p>(P) Papers sent to legal to draft summons</p> <p>(P) matter in criminal courts</p> <p>(p) case successful in court fined- officers now progressing next action, meeting to decide on next steps 21 December 2011</p>   |
| 2007/00395/ENF<br>RL  | CF | 6 Salt Hill Drive  | <p>(P) Instructions sent legal to engross</p> <p>(P) Enforcement Notice issued 18<sup>th</sup> June 2010. Compliance due 16<sup>th</sup> July 2010.</p> <p>(P) A new planning application has been submitted. Await determination.</p> <p>(P) Appeal dismissed on 31 December 2010, planning enforcement action to be prioritised as soon as possible.</p> <p>(P) Compliance after appeal dismissal due 4 April 2011.</p> <p>(P) Committee report for Direct Action approval.</p> <p>(P) Direct action in place. Owner commences compliance himself.</p> <p>As at 6 Oct 2011 the side dormer has been removed.</p> <p>(P) Site visit made 19 October 2011. Compliance has been achieved. Dormer and 1<sup>st</sup> floor rear extension removed.</p> <p>(p) case complete – removed from next list</p> |

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| <p>2011<br/>EW</p> | <p>CF</p> | <p>Spital Farm,<br/>London Road,<br/>Coinbrook,<br/>Berkshire,<br/>SL3 8QQ</p> <p>(P) 24.5.10 - Instructions to be sent to legal to issue EN concerning unauthorised alpaca building<br/> (P) Matter being reviewed by EW before papers are sent to legal<br/> (P) Planning appeal ongoing - matter held in abeyance<br/> (P) Appeal decision dismissed, Instructions to issue notice sent to legal.<br/> (P) EN served re "agricultural building" 17 November 2010.<br/> (P) EN withdrawn – due to changes to requirements, land ownership issues. New notice to be reissued<br/> (P) Section 330 Requisition of information notice to serve 1<sup>st</sup> March.<br/> (P) Requisition for information served and responses received. Fresh notices to be served having regard to the information gathered.<br/> (P) Instructions to issue new notice being prepared.<br/> (P) Instructions sent to legal to reissue notice.<br/> (P) Notice Served on 4<sup>th</sup> August, effective date 1<sup>st</sup> September.</p> |
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| 2010/00316/ENF<br>EW  | CF | The Herschel Arms<br>PH, Land at 24, 26 and<br>28, Park Street,<br>Slough, SL1 1PS | <p>(P) Revised instructions sent to legal to issue EN re: unauthorised CoU of rear gardens to beer garden.</p> <p>(P) Engrossment on-going</p> <p>(P) En served 30/09/10 re unauthorised use of residential garden as beer garden/unauthorised canopy shelter</p> <p>(P) Appeal lodged awaiting formal start date from PINS.</p> <p>(P) EN appeal lodged 25/10/10. Notice in abeyance until appeal decision is reached</p> <p>(P) Awaiting hearing date</p> <p>(P) Hearing date set 24<sup>th</sup> May 2011.</p> <p>(P) Awaiting decision of appeal hearing</p> <p>(P) Appeal dismissed and notice upheld with variations, compliance 4 months.</p> <p>(p) owner met with officers has partly complied with notice full compliance will be complete by 24 December 2011 where officers will carry out final check</p> |
| 2006/00382/ENF<br>TBA | CF | 100 Waterbeach Road,<br>Slough   | <p>(P) Planning Enforcement Notice served Oct 2010 re use as 6 flats</p> <p>(P) Planning Appeal process begun and Statement of Evidence forwarded 24 Nov 10.</p> <p>(P) Appeal ongoing</p> <p>(P) Planning Inspectorate visited</p> <p>(P) Appeal dismissed and notice upheld with variations – 6 months for compliance</p> <p>(p) officers to check compliance with notice 5 Jan 2012</p>   |
| 2009/00376/ENF<br>TBA | CF | 21 Richmond Crescent   | <p>(P) Planning Enforcement Notice served re habitable outbuilding 14/03/11</p> <p>(P) Appeal to Planning Inspectorate submitted</p> <p>(P) Appeal withdrawn</p> <p>(P) CLEUD submitted 19/07/11</p>   |

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| 2009/00377/ENF<br>TBA | CF | 23 Richmond Crescent         | (P) Planning Enforcement Notice served re habitable outbuilding 14/03/11<br>(P) Appeal to Planning Inspectorate submitted<br>(P) Appeal withdrawn<br>(P) CLEUD submitted 19/07/11   |
| 2010/00105/ENF<br>EW  | CF | 20, Wellesley Road           | (P) Instruction sent to legal on 14 <sup>th</sup> April 2011 to draft EN, subdivision of SFD to 2 flats.<br>(P) EN served on 22 <sup>nd</sup> June 2011<br>(P) Notice effective compliance expected to be achieved by Feb 2012  |
| 2010/00336/ENF<br>TBA | CF | 80 Norfolk Avenue            | (P) Instruction sent to legal to draft EN re habitable outbuilding<br>(P) Notice served on 20 June 2011   |
| 2011/00070/ENF<br>TBA | CF | 40 Court Crescent            | (P) Instruction sent to legal to draft EN re habitable outbuilding<br>(P) EN served 31 <sup>st</sup> May 2011<br>(p) case closed resolved will be removed from next report  |
| 2010/00435/ENF<br>BL  | CF | 371 Rochford Gardens, Slough | (P) Instruction sent to legal to draft EN<br>(P) Planning Enforcement Notice served 30 September 2011. Compliance due 30 November 2011.<br>(p) no compliance enforcement and planning to review steps to be taken update next report                                    |
| 2011/00313/ENF<br>TBA |    | 2a Mildenhall Road, Slough   | (P) Instruction sent to legal 18 <sup>th</sup> August 2011 to draft Enforcement Notice regards car wash operating out of permitted hours.<br>(p) Enforcement notice served 9 September 2011 is valid .no appeal submitted, monitoring taking place to ensure compliance |

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| 2010/00108/ENF<br>TBA |  | 7a Richmond<br>Crescent, Slough | (P) Instruction sent to legal 18 <sup>th</sup> August 2011 to draft Enforcement Notice regards unauthorised rear extension  |
| 2011/00289/ENF<br>EW  |  | 1, Granville Avenue             | (P) TSN Served 14 <sup>th</sup> July for 28 days, cease use of dwelling as place of worship educational institution.<br>(P) EN drafted to Legal on 18 <sup>th</sup> Aug.<br>(P) Amends to draft EN as per series of site investigations and meetings. |

## GLOSSARY OF ABBREVIATIONS

### PLANNING - Enforcement

BL = Bob Lee  
GT = Gavin Treen  
EW = Edward Wilson

### LEGAL

CF = Ciara Feeney  
DP = Dawn Pelle  
AO = Ann Osbourne  
AOK = Agatha Okafor  
AH = Amarjit Healy  
GW = Graham White

### General

HMO = House in Multiple Occupation  
PA = Planning Application  
BOC = Breach of Condition  
215 = Section 215 Notice  
EN = Enforcement Notice  
TSN = Temporary Stop Notice  
SN = Stop Notice  
PP = Planning Permission  
POCA = Proceeds of Crime Act, 2002  
PCN = Planning Contravention Notice  
SFD = Single Family Dwelling

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# LITIGATION, FAILURE TO COMPLY WITH A NOTICE, ADVERTISING BREACHES

ONGOING TO DATE (16/12/2011)

(PLANNING ENFORCEMENT)

| Planning Reference and Officer | Legal Reference and Officer | Address and Breach Description           | Details of actions<br>Planning prefaced (P)<br>Legal prefaced (L)  |
|--------------------------------|-----------------------------|--|--|
| 2011/00280/ENF<br>BL           | CF                          | 37 Aylesbury Crescent<br>Vehicle repairs | (P) 1st court appearance re prosecution 15 December 2011   |
| 2009/00206<br>BL               | OK                          | 1 Boston Grove<br>Vehicle repairs        | (P) Instructions sent to Legal This day 12 October 2009.<br>(L) Hearing 26 <sup>th</sup> February. Failed to attend. Warrant issued.<br>(P) Warrant executed. Legal to advise of next hearing. |

|                      |           |                                   |   |
|----------------------|-----------|-----------------------------------|---|
| ENF/WH               | CF        | 20 Wexham Road,<br>Slough SL1 1UA | <p>(P) Paper sent to legal to prosecute on 9 July 2010</p> <p>(L) Information laid August 2010</p> <p>(L) First hearing 8<sup>th</sup> October 2010</p> <p>(L) Adjourned from 26<sup>th</sup> November for both Defendants to attend on 7<sup>th</sup> January 2011</p> <p>(L) warrant of arrest issued on 7<sup>th</sup> January 2011 for Fiaz Akhtar</p> <p>(L) Case withdrawn against Mohammed Sarfraz (Khan and proceeds against Fiaz Ahktar</p> <p>(L) position remains – outstanding warrant for the arrest of Fiaz Ahktar</p> <p>(L) As above</p> <p>(L) Default action planned for 23/05/11</p> <p>(L) Notice complied with</p> <p>(L) Prosecution continues with next date 1<sup>st</sup> July 2011 for warrant to be executed</p> <p>(L) Trial set for 5<sup>th</sup> January 2012 at Reading Magistrates Court</p> |
| 2010/00280/ENF<br>WH | CF L7/029 | 11 Birch Grove                    | <p>(L) Instructions received on the 14.2.11</p> <p>(L) Summons sent for issue to court on 24<sup>th</sup> February 2011</p> <p>(L) First hearing 8 April 2011 for plea</p> <p>(L) Adjourned until 6 May 2011 for defendant to appear at court or explain absence by providing good evidence of being out of the jurisdiction.</p> <p>(L) Adjourned until 3 June 2011 for plea or proof in absence</p> <p>(L) Defendant attended court for the first time. Matter adjourned until 24<sup>th</sup> June 2011 to allow her to get legal representation.</p> <p>(L) next hearing 22<sup>nd</sup> July 2011 for formal plea to be entered.</p>   |

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| 2009/00149/ENF<br>WH | CF/ L7031 | 65 Gloucester Avenue | (L) Instructions received on 23.3. 2011<br>(L) Summons sent to Court for issue on the 30 <sup>th</sup> March 2011<br>(L) First hearing proposed for the 6 <sup>th</sup> May 2011<br>(L) Matter adjourned until 24 <sup>th</sup> June 2011 to allow defendants to be present to enter a plea before the court<br>(L) pleaded not guilty matter adjourned until 19 <sup>th</sup> August to be formally committed to Crown Court for Trial |
|----------------------|-----------|----------------------|---|

## GLOSSARY OF ABBREVIATIONS

### PLANNING - Enforcement

BL = Bob Lee  
EW = Edward Wilson  
**GT = Gavin Treen**

### LEGAL

CF = Ciara Feeney  
SH = Sadia Hussain  
AO = Ann Osbourne  
AOK = Agatha Okafor  
AH = Arandip Healy

### General

HMO = House in Multiple Occupation  
PA = Planning Application  
BOC = Breach of Condition  
215 = Section 215 Notice  
EN = Enforcement Notice  
TSN = Temporary Stop Notice  
SN = Stop Notice  
PP = Planning Permission  
POCA = Proceeds of Crime Act, 2002

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**MEMBERS' ATTENDANCE RECORD 2011/12**  
**PLANNING COMMITTEE**

| COUNCILLOR   | 20/06/2011 | 02/08/2011       | 08/09/2011 | 25/10/2011       | 01/12/2011       | 11/01/2012 | 27/02/2012 | 28/03/12 | 10/05/12 |
|--------------|------------|------------------|------------|------------------|------------------|------------|------------|----------|----------|
| Bains        | P          | P                | P          | P                | P                |            |            |          |          |
| Carter       | P          | P                | Ap         | P                | P                |            |            |          |          |
| Dale-Gough   | P          | P                | P          | Ap               | P                |            |            |          |          |
| Dodds        | Ap         | P                | P          | P                | P                |            |            |          |          |
| O'Connor     | P          | P                | Ap         | Ap               | P                |            |            |          |          |
| Plimmer      | P          | P                | P          | P                | P                |            |            |          |          |
| Rasib        | P          | P                | Ap         | P                | P                |            |            |          |          |
| Strutton     | P          | P                | P          | P* (from 6.33pm) | P* (from 6.35pm) |            |            |          |          |
| Swindlehurst | P          | P* (from 6.40pm) | P          | P                | P* (from 7pm)    |            |            |          |          |

P = Present for whole meeting  
 Ap = Apologies given

P\* = Present for part of meeting  
 Ab = Absent, no apologies given

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