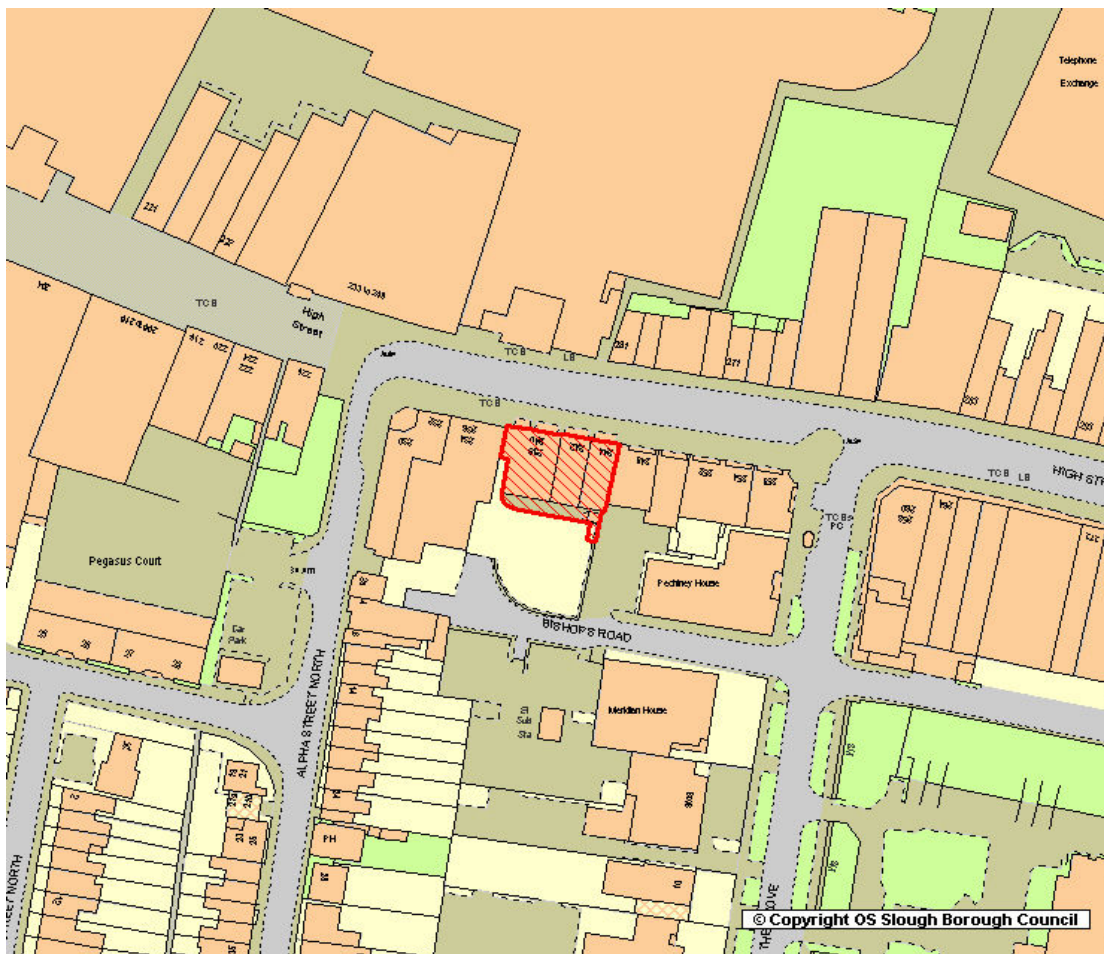


Registration Date:	24-May-2011	Applic. No:	P/02418/034
Officer:	Mr Smyth	Ward:	Upton
		Applic type:	Major
		13 week date:	23rd August 2011
Applicant:	Bancil Partnership Ltd		
Agent:			
Location:	Bishops Court, 238-244, High Street, Slough, Berkshire, SL1 1JU		
Proposal:	<p>CHANGE OF USE OF FIRST, SECOND AND THIRD FLOORS FROM CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO CLASS C3 (RESIDENTIAL) TO PROVIDE 7 NO. X TWO BEDROOM FLATS, 5 NO. X ONE BEDROOM FLATS AND 2 NO. X STUDIO FLATS. RETENTION OF RETAIL ON THE GROUND FLOOR AND CONVERSION OF PART OF EXISTING ENTRANCE HALL TO FORM AN ADDITIONAL SMALL SHOP UNIT AND ERECTION OF A SECURE CYCLE PARKING STORE.</p>		

Recommendation: Approve subject to Conditions



P/02418/034

1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 This application is for a change of use of first, second and third floors from Class A2 (financial and professional services) to Class C3 (residential) to provide 7 no. x two bedroom flats, 5 no. x one bedroom flats and 2 no. x studio flats. Retention of retail on the ground floor and conversion of part of existing entrance hall to form an additional small shop unit. Erection of Secure Cycle Parking Store
- 1.2 Having considered the relevant Policies below, the development is not considered to have an adverse affect on the sustainability and the environment for the reasons set out.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a full application for a change of use of the upper floors from Class A2 (Financial & Professional Services) to Class C3 (Residential) to provided 14 no. flats. The ground floor will remain in A1 Retail Use. The proposed schedule of accommodation is set out below:

Ground Floor: Existing A1 Floorspace retained. Conversion of Part of Existing Entrance Hall to create a Small Shop Unit (20 sq m). Pedestrian entrance onto High Street maintained with access to existing lifts/stair core. Rear bin store created.

An external cycle store is proposed to the rear of the building.

No change to existing car parking arrangements.

First & Second Floors: Provision of 2 no. X One Bed flats, 2 no. X Two Bed Flats and 1 No. X Studio Flat, served via a central corridor from the existing lifts/stair core.

Third Floor: Provision of 1 no. X One Bed Flat and 3 no. X Two Bed Flats

- 2.2 The application is accompanied by existing and proposed floor plans, details of proposed cycle parking together with a Design and Access Statement.

3.0 **Application Site**

- 3.1 The application site consists of a three-storey building (Bishops Court), with mansard roof and 13 marked out car parking spaces to the rear. There is however more space available to the rear of the existing building to park additional cars. Vehicles gain access to the car park from Bishops Road, which leads out of Grove Parade. Two of the three ground floor retail units are

currently occupied, but the offices on the floors above the shops have been vacant since 2003.

3.2 The building to the east of the application site is only two-storey in height, but to the west a three-storey building, with a partially false façade is located. The parapet wall of this building is the same height as the eaves of the application building.

4.0 **Site History**

4.1 The application site has a long history of planning applications, with most of the applications for new shopfronts and advertisement consent. The existing building, consisting of three retail units at ground floor and offices above the shops, was approved in November 1981. A change of use application for one of the ground floor shops to restaurant (A3) was approved in April 2005.

4.2 On 3rd January 2006, planning permission was granted for *conversion of upper floor office accommodation from offices (B1) to residential (C3) and construction of a five storey block of flats to provide 28 no two-bedroom and 9 no one-bedroom flats, with 15 car parking spaces*. On 23rd August 2010 an application was submitted for an extension of time of the above development and which has been approved in principle subject to the completion of a S106 Agreement.

5.0 **Neighbour Notification**

5.1 2, 2a, 4-6, 8-10, 12, 14 Alpha Street North
230a, 230b, 230, 232, 232a, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258-260, 261, 265-267, 269 High Street
Fidelio Software, PC Solutions, Pechiney (UK), The Grove

Late Notice placed on site

Late notice published in local press

Any additional comments received will be reported on the Amendment Sheet

5.2 One letter received from the occupiers of one of the shop units raising no objections subject to the proposals not interfering with the parking and servicing area to the rear of the premises.

PART B: PLANNING APPRAISAL

6.0 **Policy Background**

6.1 **National guidance**

- Planning Policy Statement 1 (Creating Sustainable Communities)
- Planning Policy Statement 3 (Housing)

Local Development Framework, Core Strategy, Development Plan Document

- Core Policy 1 (Spatial Strategy)
- Core Policy 4 (Type of Housing)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability and the Environment)
- Core Policy 12 (Community Safety)

Adopted Local Plan for Slough

- H7 (Town Centre Housing)
- H11 (Change of Use to Residential)
- H14 (Amenity Space)
- S8 (Primary & Secondary Frontages)
- EN1 (Standards of Design)
- T2 (Parking Restraint)

6.2 The planning considerations for this proposal are:

- Principle of Housing
- Design & Impact on Streetscene and neighbouring properties
- Living Conditions for Future Occupiers
- Highways and Traffic

7.0 **Principle of Housing**

7.1 The application site is located within the Secondary Shopping frontage of the Town Centre Commercial Core Area. The principle of providing housing in the Town Centre Area is acceptable as being a sustainable form of development. It would make effective and efficient use of an existing underutilised building in accordance with the principles underlying the aims and objectives of Planning Policy Statement 3. It further complies with the requirements of Core Policies 1 and 4 of the Local Development Core Strategy, Development Plan Document, in terms of housing location and distribution, housing type and density. The proposals which represent a mixed use retail and housing scheme, comply with the principles of Policy H7 of the Adopted Local Plan which supports the principle of such schemes within the Town Centre Commercial Core Area.

7.2 The Local Plan also recognises the value of locating residential development within the Town Centre. The site is an ideal location for high-density development, being located within walking distance of public transport services, shopping and leisure facilities and will further increase housing accommodation in the Borough. The principle of providing residential accommodation above shops in the Town Centre area is supported in planning terms and fully complies with the relevant policies of the Adopted Local Plan. It represents a sustainable form of development and encourages living in Town Centres, which contributes to maintain the vitality of the Town Centre.

7.3 There are no objections raised to the principle of providing additional residential accommodation in the Town Centre, in relation to PPS3, Core Policies 1 and 4 of the Local Development Framework, Core Strategy 2006-2026 and Policy H7 of the Adopted Local Plan.

8.0 **Design & Impact on Streetscene and Neighbouring Properties**

8.1 Unlike previous schemes, this proposal relates only to a conversion of the upper floors, albeit with the creation of a small additional shop unit at ground floor. There are no proposals to undertake any external alterations to the building and hence there are no discernable design or street scene issues.

8.2 In design, streetscene and impact terms no objections are raised in relation to PPS3, Core Policy H8 or Local Plan Policies EN1 and EN2.

9.0 **Living Conditions for Future Occupiers**

9.1 The assessment of living conditions for the future occupiers can be considered in relation to aspect from habitable room windows, light and sunlight, room/flat sizes, airborne noise and amenity space. Such aspects are considered in relation to PPS3, which requires that new housing be of a high quality and Policy H14 of the Adopted Local Plan in respect of amenity space provision.

9.2 Policy H14 requires that an appropriate level of amenity space be provided within residential developments. However, given that this is a town centre location and given the benefits of bringing unused floorspace back into beneficial use by providing lower cost housing within a town centre sustainable location, it is considered that the normal amenity space requirements can be relaxed in this instance.

9.3

Room:	Minimum Area:	New Flat 1 & 6	Complies?
Room:	Minimum Area:	Studios	Complies?
Studio/ bedsit	31.57sqm	25.50 sq m	N
Room:	Minimum Area:	New Flat 2 & 7	Complies?
Bedroom 1	11.4sqm	11.9 sq m	Y
Bedroom 2	6.5sqm	6.78 sq m	Y
Living	16.72 sq m	17.0 sq m	Y
Kitchen	5.57 sq m	5.95 sq m	Y
Room:	Minimum Area:	New Flat 3 & 8	Complies?
Bedroom 1	11.14 sq m	13.04 sq m	Y
Living/ Kitchen	20.43 sq m	22.40 sq m	Y
Room:	Minimum Area:	New Flat 4 & 9	Complies?
Bedroom 1	11.14 sq m	13.04 sq m	Y
Living/ Kitchen	20.43 sq m	23.00 sq m	Y
Room:	Minimum Area:	New Flat 5 & 10	Complies?
Bedroom 1	11.4 sq m	12.65 sq m	Y
Bedroom 2	6.5 sq m	6.83 sq m	Y

Living	16.72 sq m	16.75 sq m	Y
Kitchen	5.57 sq m	5.63 sq m	Y
Room:	Minimum Area:	New Flat 11	Complies?
Bedroom 1	11.4 sq m	19.19 sq m	Y
Bedroom 2	6.5 sq m	13.71 sq m	Y
Living	16.72 sq m	23.39 sq m	Y
Kitchen	5.57 sq m	9.04 sq m	Y
Room:	Minimum Area:	New Flat 12	Complies?
Bedroom 1	11.14 sq m	13.04 sq m	Y
Living/ Kitchen	20.43 sq m	22.40 sq m	Y
Room:	Minimum Area:	New Flat 13	Complies?
Bedroom 1	11.14 sq m	13.04 sq m	Y
Living/ Kitchen	20.43 sq m	23.40 sq m	Y
Room:	Minimum Area:	New Flat 14	Complies?
Bedroom 1	11.4 sq m	12.65 sq m	Y
Bedroom 2	6.5 sq m	6.83 sq m	Y
Living	16.72 sq m	16.75 sq m	Y
Kitchen	5.57 sq m	5.63 sq m	Y

- 9.4 As can be seen from the above table, all flats, other than the 2 no. studio apartments, comply with the minimum room sizes as set out in the Council's approved Planning Guidelines for Flat Conversions. With respect to these units, the presence of existing structural walls and proximity of the lift and stair core are limiting factors. It is also important to consider that part of the application is for the conversion of a commercial building and if residential accommodation above shops is to be encouraged back into Town Centres, consideration must be given to the commercial viability of such schemes. In general terms, the flats are well designed with well-proportioned rooms, which are fully workable in practice, with generous circulation areas and internal storage. The layout of the flats does not raise any room stacking issues. Further, the scheme will also provide low cost accommodation in the Town Centre.
- 9.5 The layout of the flats is such that all principle habitable rooms serving the individual units, including those at third floor level contained within a mansard roof, retain good aspect, including daylight and sunlight either to the front of the building onto the High Street or to its rear across the car park and rear service road. Non habitable rooms including bathrooms and kitchens do not benefit from natural aspect, but no objections are raised in this respect.
- 9.7 External noise from the streets on both sides of the application site, possible noise from the air conditioning plants serving adjoining office buildings and internal noise between flats. The first will require such measures as double-glazing and potentially trickle ventilation. A suitably worded planning condition will be imposed to ensure that this requirement is met. The second will require adequate sound insulation measures. This will be covered at the Building Regulations stage and a suitably worded informative will be imposed.
- 9.8 The proposal is considered to be in accordance with guidance given in PPS1, and Policy H14 of the Adopted Local Plan in terms of amenities for future

occupiers and amenity space requirements. The scheme provides high quality housing in accordance with PPS3.

10.0 **Traffic and Highways**

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

10.2 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.

10.3 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.

10.4 There are 13 marked out car parking spaces to the rear. It is not clear from the application how many of the existing spaces are used in relation to the retail units and how many will be available for use by the residential occupiers. However, as the scheme does not include any proposals to increase the number of car parking spaces on site and as there are good public transport links available a transportation contribution is not being sought in this instance. A proposed bicycle-parking store is proposed to the side of the building, which will accommodate 14 bicycles.

10.5 No objection is therefore raised in terms of transport or parking. The proposal is considered to be inconsistent with Core Policy 7 of the Local Development Framework Core Strategy and Policy T2 of the Adopted Local Plan.

11.0 **Legal Agreement**

11.1 The scale of development circa 14 no units falls below the threshold which would trigger developer contributions in accordance with the Developers Guide. As such the applicants will not be required to enter into a S106 Agreement.

12.0 **Summary**

12.1 The site occupies a sustainable location within the Town Centre Commercial Core Area which is well served by public transport and there is good access to shops and essential services. The proposal, if supported would involve conversion of the vacant upper floors commercial floor space to residential use and would make effective and efficient use of land in accordance with government guidance given in PPS3. It will provide high quality housing in accordance with PPS3 would also contribute to a sustained regeneration of the eastern end of the High Street and contribute to the vitality and viability of Slough Town Centre. It would also reinforce the Council's objectives of seeking to concentrate higher density flatted schemes within the Town Centre area, so

as to protect the more traditional suburbs.

PART C: RECOMMENDATION

13.0 **Recommendation**

13.1 Approve with conditions.

14.0 **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: PL/VP/2199/HS/01; Dated: 04.2011 Recd on: 23.05.2011
- (b) Drawing No: PL/VP/2199/HS/02; Dated: 04.2011 Recd on: 23.05.2011
- (c) Drawing No: PL/VP/2199/HS/03; Revision A; Dated: 04.2011 Recd on: 30.06.2011
- (d) Drawing No: PL/VP/2199/HS/04; Revision B; Dated: 04.2011 Recd on: 30.06.2011
- (e) Drawing No: PL/VP/2199/HS/05; Dated: 04.2011 Recd on: 30.06.2011
- (f) Drawing No: PL/VP/2199/HS/06; Dated: 04.2011 Recd on: 30.06.2011
- (g) Drawing No: PL/VP/2199/HS/07; Dated: 04.2011 Recd on: 30.06.2011
- (h) Drawing No: PL/VP/2199/HS/08; Dated: 04.2011 Recd on: 30.06.2011
- (i) Drawing No: PL/VP/2199/HS/09; Dated: 04.2011 Recd on: 30.06.2011

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.

3. There shall be no commercial deliveries visiting the site outside the hours of 09:00 hours to 18:00 hours on Mondays - Fridays, 09:00 hours to 13:00 hours on Saturdays and no deliveries on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with Policy EN26 of The Adopted Local Plan for Slough 2004.

4. Before any building works are being carried out a scheme providing for the insulation of the proposed dwellings units against the transmission of external environmental noise shall be submitted to and approved by the Local Planning

Authority. Any works which form part of the scheme shall be completed in accordance to the approved scheme and to the satisfaction of the Local Planning Authority before any of the permitted dwellings is occupied.

The insulation scheme of the proposed dwellings units shall ensure that the externally noise do not cause an internal noise level of 30dB(A)eq30minutes between the hours of 23.00 and 07.00 hours and individual noise event shall not exceed 45dB(A) Lmax. On completion of the works the applicant shall carry out random noise tests compliance and submit a noise report to demonstrate compliance with the stipulated noise levels.

The design and construction criteria for development of the building, shall have regard the good criteria stated in BS 8233:1999 (British Standard 8233:1999 Sound insulation and noise reduction for buildings - Code of Practice).

REASON To protect the amenity of the future occupiers.

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 decision to grant planning permission has been taken having regard to the policies and proposals in the Local Plan for Slough 2004, as set out below, (to Supplementary Planning Guidance) and to all relevant material considerations.

Planning Policy Statement 1 (Creating Sustainable Communities)
Planning Policy Statement 3 (Housing)

The Slough Local Development Framework, Core Strategy 2006-2026,
Development Plan Document, December 2008

- Core Policy 3 (Housing Distribution)
- Core Policy 4 (Type of Housing)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability and the Environment)
- Core Policy 9 (Natural and Built Environment)
- Core Policy 12 (Community Safety)

Adopted Local Plan for Slough, March 2004

- H7 (Town Centre Housing)
- H11 (Change of Use to Residential)
- H14 (Amenity Space)
- EN1 (Standards of Design)
- EN2 (Extensions)

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.