

Registration Date:	22-Aug-2011	Applic. No:	S/00132/007
Officer:	Hayley Butcher	Ward:	Baylis and Stoke
		Applic type:	<b>Major</b>
		13 week date:	<b>21st November 2011</b>
Applicant:	Ms. Rose Okoro, Catalyst Housing Group		
Agent:	Fletcher Crane Architects The Loft, Cowleaze House, 39-45, Cowleaze Road, Kingston-upon-Thames, Surrey, KT2 6DZ		
Location:	Penn Wood Primary & Nursery School, Penn Road, Slough, Berkshire, SL2 1PH		
Proposal:	APPLICATION FOR RESERVED MATTERS PURSUANT TO S/00132/006 DATED 22/09/2009 FOR APPROVAL OF APPEARANCE, LANDSCAPING AND SCALE AND LAYOUT		

**Recommendation:** Approve subject to Conditions



## **S/00132/007**

### 1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 Having considered the comments from consultees, policy background and planning history it is considered that the proposed scheme is acceptable and as such it is recommended to approve subject to conditions.

### **PART A: BACKGROUND**

#### 2.0 **Proposal**

- 2.1 An application for Reserved Matters pursuant to S/00132/006 is made for approval of appearance, landscaping, scale and layout.

#### 3.0 **Application Site**

- 3.1 The application site comprises land which previously formed part of Penn Wood Primary School but has since been separated from the school site as part of a comprehensive redevelopment of the school.

#### 4.0 **Relevant Site History**

- 4.1 An Outline application for the erection of up to twelve residential units including means of access was granted under permission S/00132/006.

#### 5.0 **Neighbour Notification**

- 5.1 150, 152, 154, 156, 156a, 158, 160, 162, 164, 164a, 164b, Canterbury Avenue  
Slough  
SL2 1BE

126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, Canterbury Avenue  
Slough  
SL2 1BQ

1, Northern Road  
Slough  
SL2 1PD

109a, 109b, 111, 113, 115, 117,  
Hatton Avenue  
Slough  
SL2 1PJ

Penn Wood Primary & Nursery School  
Penn Road  
Slough  
SL2 1PH

No comments received

6.0 **Consultation**

6.1 Crime Prevention Design Advisor:  
No objection

Highways and Traffic:  
No objection

South Bucks District Council:  
No objection

**PART B: PLANNING APPRAISAL**

7.0 **Policy Background**

7.1 The proposal is considered in conjunction with saved policies: EN1 (Standard of Design), EN5 (Design and Crime Prevention), H13 (Backland/Infill Development), H14 (Amenity Space), and T2 (Parking Restraint) of the Adopted Local Plan for Slough (2004); Core Policies 1 (Spatial Strategy), 4 (Type of Housing), 7 (Transport) and 8 (Sustainability and the Environment) of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document (December 2008); Residential Extensions Guidelines, Supplementary Planning Document, December 2008; and Planning Policy Statement 1 - Sustainable Development, Planning Policy Statement 3 - Housing, Planning Policy Guidance 13 - Transport and Planning, and Planning Policy Statement 25 – Development and Flood Risk.

8.0 **Principle of Development**

8.1 The principle of residential development of 12 three and four bedroom properties at the application site has been approved under Outline permission S/00132/006. This permission was subject to final approval of Reserved Matters relating to appearance, landscaping, scale and layout of which this application refers.

8.2 This Reserved Matters application proposes 12x three bedroom properties.

8.3 The application site is located outside of Slough Town Centre therefore the proposal put forward for Reserved Matters remains in line with Core Policy 4 of the Core Strategy which states that in urban areas outside of the town centre new residential development should consist of family housing; family housing being defined as: a fully self-contained dwelling (with a minimum floor area of 76 square metres) that has direct access to a private garden, comprises a minimum of two bedrooms and may include detached and semi-detached dwellings and townhouses but not flats or maisonettes.

## 9.0 **Impact on Character**

### 9.1 *Layout*

The Reserved Matters layout of development closely follows that of the layout approved at Outline stage. This consists of a small stretch of linear development which follows the established building line of Hatton Avenue. The layout then changes towards the northern end of the site forming a cul-de-sac with a linear form of development sited side on to Hatton Avenue.

### 9.2 *Amenity Space*

As previously noted an indicative layout was approved at Outline stage. This layout provided relatively small rear amenity spaces for the proposed dwellings. Since Outline permission was granted standards have been imposed for the size of rear amenity space in the Residential Extensions Guidelines, Supplementary Planning Document (SPD), adopted January 2010. The approved indicative layout does not meet these criteria nor does the submitted layout for consideration at Reserved Matters stage with garden lengths measuring a depth of circa 7.5m. However the principle of smaller garden space was established at Outline stage for this scale and type of development. As such it would be unreasonable to refuse this application at Reserved Matters stage on grounds of inadequate amenity space.

### 9.3 *Access*

Pedestrian access directly to plots 8-12 can be achieved via Hatton Avenue. Vehicular/pedestrian access onto site is also achieved via Hatton Avenue between plots 9 and 10 and this provides access to plots 1-12.

9.4 On the west side boundary of the site is a public footpath. It would be desirable for the proposed development to provide a pedestrian access onto this pedestrian route to aid permeability, increase natural surveillance of the area and encourage sustainable modes of transport. This has not been included in the Reserved Matters scheme, as understood by the Local Planning Authority, due to concerns of security and management of such an access. Whilst disappointing, this would not be sufficient to warrant a reason for refusal. No such access was included at Outline stage.

### 9.5 *Bulk, Scale, Massing and Design:*

Submitted elevations show a repetition of a contemporary style of terrace and semi-detached buildings with large feature windows in the front elevations. The materials are to be the same across the whole development.

9.6 A ridge height of 9.2m and eaves height of 5.2m is to be applied across the whole development and is in line with the scale of development agreed at Outline stage.

9.7 The application site rises from the south to the north. As such there is a change in levels between existing property 117 Hatton Avenue and proposed plot 12 which accentuates the difference in height between this existing property (ridge height 7.4m) and plot 12 (ridge height 9.2m). However adequate separation distance between the two properties (agreed at Outline stage at 4.4m flank to

flank) and a markedly different design approach make this change in building heights acceptable in Planning terms.

9.8 *Density:*

The proposed density of development is in line with the density of development in the immediate surrounding area.

9.9 *Landscaping:*

The application includes details of landscaping at this Reserved Matters stage. Trees are proposed around the site along with the retention of existing trees, most notably along the northern boundary where a number of mature trees are present. In addition areas of low communal planting are proposed and to the front of plots 1-7 boundaries will be defined by box and beech hedging.

9.10 Elevations details of bin stores can be secured via an appropriate condition.

9.11 The proposal is therefore considered to comply with planning policies: H13, H14 and EN1 of The Adopted Local Plan for Slough 2004; Core Policies 1 and 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008; Supplementary Planning Document, Residential Extensions Guidelines; and Planning Policy Statement 1 – Sustainable Development and Planning Policy Statement 3 – Housing.

10.0 **Impact on Neighbouring Amenity**

10.1 The nearest neighbouring property to the application site is 117 Hatton Avenue which is adjacent to the south side boundary. As noted previously, a flank to flank separation distance of 4.4m is proposed between this property and proposed plot 12. As such, despite the proposed higher ridgeline of the proposed plot 12 any detrimental impact on 117 Hatton Avenue in terms of loss of light or overbearing would be mitigated. No windows are proposed in the southern flank of Plot 12 therefore no direct overlooking is identified.

10.2 Properties forming 158-142 Canterbury Avenue back onto the pedestrian route which borders the west side elevation of the application site. The closest relationship between existing and proposed dwellings occurs between 156 Canterbury Avenue and Plot 1. This forms a rear to flank relationship with a separation distance of some 20m. Local Planning Policy Guidance specifies a minimum side to rear relationship of 15m to protect amenity therefore this relationship is considered to be acceptable and would not have a detrimental impact on amenity.

10.3 The proposal is therefore considered to comply with planning policies: H13 and EN1 of The Adopted Local Plan for Slough 2004; Core Policies 1 and 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008; Supplementary Planning Document, Residential Extensions Guidelines; and Planning Policy Statement 1 - Sustainable Development and Planning Policy Statement 3 - Housing.

## 11.0 **Traffic and Highways**

### 11.1 *Parking*

The proposal provides a total of 24 car parking spaces which amounts to two spaces per unit. Local parking standards specify that in this location 3 bedroom houses require a minimum of two parking spaces per unit (all spaces assigned). The level of parking proposed is therefore acceptable.

11.2 With respect to cycle parking provision all properties have access to a shed in the rear garden therefore it is considered that there is no requirement for a communal area of cycle storage.

11.3 A small change has been requested with respect to parking layout. Two parallel parking spaces were originally proposed along the south side boundary of plot 9. However concerns were raised from Highway Officers as to pedestrian safety as pedestrians travelling through the site may be tempted to walk along the side of plot 9 therefore on rounding the corner leading up to plots 1-7 visibility of vehicular traffic would be restricted. As such it has been recommended that the two parallel spaces be relocated within the site and a pedestrian access be provided here with the additional removal of a tree on the south-west corner of plot 9 to improve visibility. These changes have been made and revised plans received.

### 11.4 *Layout*

The proposal shows one point of access off of the mini roundabout created on the new Penn Wood Primary and Nursery School access road which is accessed via the junction of Penn Road and Hatton Avenue. This access was approved at Outline stage.

11.5 Current allowance for on-site access for a refuse truck has been considered by Highway Officers and appears to be acceptable in relation to access and travel distances.

11.6 Visibility splays of 2.4m by 43m are required and these can be achieved on site with the proposed layout.

11.7 The proposal is therefore considered to comply with planning policies: T2 of the adopted Local Plan for Slough; Core Policies 1 and 7 of the Slough Local Development Framework Core Strategy 2006-2026, Development Plan Document (December 2008); and Planning Policy Statement 1: Sustainable Development, Planning Policy 3 - Housing, and Planning Policy Guidance 13 - Transport.

## 12.0 **Summary**

12.1 The proposal is considered acceptable as it would provide family housing within an existing suburban residential area, and is considered to comply with Local and National Planning Policy in terms of impact on character, neighbouring amenity and highway safety.

## **PART C: RECOMMENDATION**

### 13.0 **Recommendation**

13.1 Approve, subject to conditions.

### 14.0 **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 unless otherwise agreed in writing by the Local Planning Authority.

- (a) Drawing No. A GA(00) 00 Rev D, Dated June 2011, Recd On 04/10/2011
- (b) Drawing No. A GA(00) 03 Rev A, Dated July 2011, Recd On 04/10/2011
- (c) Drawing No. A GA (10) 00 Rev C, Dated June 2011, Recd On 22/08/2011
- (d) Drawing No. A GA (10) 01 Rev B, Dated June 2011, Recd On 22/08/2011
- (e) Drawing No. A GA (11) 01, Dated July 2011, Recd On 22/08/2011
- (f) Drawing No. A GA (11) 02, Dated July 2011, Recd On 22/08/2011
- (g) Drawing No. A GA (11) 03, Dated July 2011, Recd On 22/08/2011
- (h) Drawing No. A GA (11) 04, Dated July 2011, Recd On 22/08/2011
- (i) Drawing No. A GA (11) 05, Dated July 2011, Recd On 22/08/2011
- (j) Drawing No. A GA (11) 06, Dated July 2011, Recd On 22/08/2011
- (k) Drawing No. A GA (11) 06, Dated July 2011, Recd On 22/08/2011
- (l) Drawing No. A GA (11) 07, Dated July 2011, Recd On 22/08/2011
- (m) Drawing No. A GA (11) 08, Dated July 2011, Recd On 22/08/2011

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.

2. Details of the proposed bin stores shall be submitted to and approved by the Local Planning Authority prior to occupation of any of the dwelling(s) on the site.

REASON In the interests of visual amenity.

#### 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:- EN1, EN5, H13, H14 and T2 of The Adopted Local Plan for Slough 2004; Core Policies 1, 4, 7 and 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; The Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010; PPS1, PPS3, PPG13 and PPS25.

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.