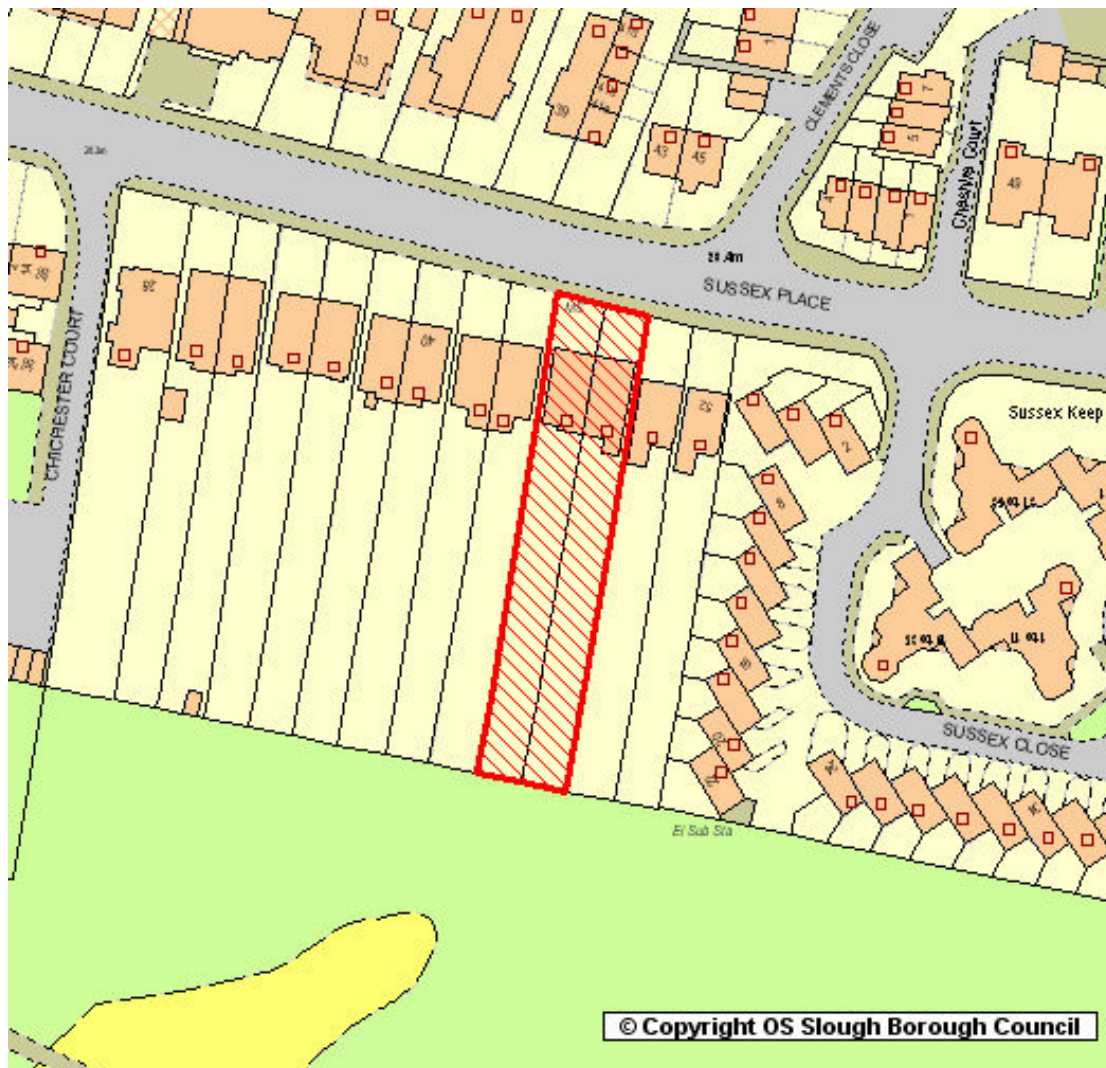


Registration Date:	07-Dec-2011	Applic. No:	P/14685/001
Officer:	Mr. J. Dymond	Ward:	Upton
Applicant:	Mrs. Aisha & Mrs Munnaza Hussain		
Agent:			
Location:	46-48, Sussex Place, Slough, Berkshire, SL1 1NR		
Proposal:	CHANGE IN THE SHAPE OF THE EXISTING HIPPED AND PITCHED ROOF TO A GABLE END ROOF, ERECTION OF 2 NO. FLAT ROOF REAR DORMER WINDOWS, INSERTION OF 2 NO. ROOF LIGHTS ON REAR ELEVATION AND 4 NO. ROOF LIGHTS ON FRONT ELEVATION, INSERTION OF FLANK WALL WINDOWS		

**Recommendation:** Approve, subject to conditions.



## **P/14685/1 – 46-48 Sussex Place**

### **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 This application has been referred to the Planning Committee for consideration at the request of Councillor Long. Reference is made to the representation received from the occupier of 44 Sussex Place.
- 1.2 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 approved with conditions.

### **PART A: BACKGROUND**

#### **2.0 Proposal**

- 2.1 This is householder planning application for the proposed change in the shape of the existing hipped and pitched roofs to pitched roofs with gable ends, the erection of 2 no. flat roofed dormer windows and the insertion of 4 no. rooflights (2 no. per property) in the front roofslope, and 2 no. rooflights (1 no. per property) in the rear roof slope in connection with the conversion of the loft space to habitable accommodation.
- 2.2 The proposed loft would provide 2 no. bedrooms and a bathroom per property. The properties would thus comprise 5 no. bedrooms respectively following the carrying out of the proposal.
- 2.3 The ridge height of the roof would remain as existing, and there would be no changes to the angle of the pitch of the roof to the front or rear.
- 2.4 The proposed rooflights would be flush fitting. The proposed dormer windows would have a waterproof membrane roof and would be tile hung to the front and sides.

#### **3.0 Application Site**

- 3.1 46 and 48 Sussex Place are a pair of semi-detached properties. The properties have hipped and pitched roofs and feature two storey bay windows to the front. The properties are clad in artificial stone to the front and are rendered to the rear. The properties have previously been extended at the rear by way of a continuous single storey extension with a mono-pitched roof. The properties also have a single storey pitched roof rear outbuilding which abuts the rear boundary.
- 3.2 The properties are located outside of the Sussex Place/Clifton Road

Conservation Area. The boundary of the Conservation Area is to the north and south of the site. To the north, the Conservation Area includes the properties on the opposite side of the road including nos. 1 to 41d Sussex Place to the east. To the south, the Conservation Area includes Lascelles playing fields.

- 3.3 There are neighbouring properties to the north, east and west of the site. To the east of number 48 Sussex Place is number 50 Sussex Place. This property is a detached, two storey property which has previously been extended to the rear by way of a part two storey, part single storey rear extension. The roof of the main property is pitched with gable ends.
- 3.4 To the west of number 46 Sussex Place is number 44 Sussex Place. This property is a semi-detached property which has a gable end pitched roof. This property has been extended to the rear at ground floor level and has a single storey mono-pitched roof.
- 3.5 There are examples of other flat roof rear dormer windows in the locality. Numbers 34 and 36 Sussex Place have pitched roof dormer windows, numbers 38 and 40 Sussex Place have hipped and pitched roof dormer windows. There are also two small dormer windows in situ on the rear elevations of 50 and 52 Sussex Place.
- 3.6 Whilst the applicant is the owner of both numbers 46 and 48 Sussex Place, the properties are understood to be occupied as separate dwellinghouses. The application has been made on this basis.

#### 4.0 **Site History**

##### 4.1 **Recent applications relating to the properties are as follows:**

###### 48 Sussex Place

P/03085/006 - ERECTION OF A SINGLE STOREY REAR EXTENSION WITH MONO-PITCHED ROOF INCORPORATING TWO SKY LIGHTS. - Approved with Conditions - 06-Jan-2010

P/03085/005 - ERECTION OF A SINGLE STOREY MONO PITCH ROOF REAR EXTENSION (AMENDED PLANS 27/04/2000) - Approved with Conditions - 02-May-2000

P/03085/004 - ERECTION OF SINGLE STOREY PITCHED ROOF REAR EXTENSION/ CONSERVATORY - Refused - 15-Feb-2000

P/03085/002 - ERECTION OF SINGLE STOREY EXTENSIONS TO REAR COMPRISING G CONSERVATORY AND STORE - Refused - 16-Aug-1982

P/03085/000 – Erection of flats and garage (outline), 46-52 Sussex

Place, Slough – Approved with Conditions – 29-Dec-1972

Please note: applications P/03085/001 and P/03085/003 whilst having the same plot number as those applications above relating to the application site, appear to relate to applications submitted in connection with proposed development at 50 Sussex Place and 52 Sussex Place.

#### 46 Sussex Place

P/14685/000 - ERECTION OF A SINGLE STOREY REAR EXTENSION WITH MONO-PITCHED ROOF INCORPORATING TWO SKY LIGHTS. - Approved with Conditions - 06-Jan-2010

### 5.0 **Neighbour Notification**

5.1 41d, Sussex Place, Slough, SL1 1NH, 50, Sussex Place, Slough, SL1 1NR, 43, Sussex Place, Slough, SL1 1NH, 41a, Sussex Place, Slough, SL1 1NH, 44, Sussex Place, Slough, SL1 1NR, 41b, Sussex Place, Slough, SL1 1NH, 41c, Sussex Place, Slough, SL1 1NH

5.2 Three letters of objection have been received. The concerns raised in these letters are summarised as follows:

#### **Occupier of 44 Sussex Place – Object for the following reasons in summary**

- The dormer and the additional flank wall would cause a loss of privacy, a window would directly overlook my garden.  
Response: Matters relating to loss of privacy and potential overlooking are assessed under section 9 of this report.
- The steepness of the angle would mean that the view from this window would not be blocked. Views would be up to the patio and back door.  
Response: Matters relating to overlooking are assessed under section 9 of this report.
- Raising of the flank wall would lead to a loss of light.  
Response: Potential impact on light provision is assessed under section 9 of this report.
- The raised flank wall and rear dormer would also cause a shadow to fall on the roof on which it was proposed to install solar panels.

Response: Potential impact as a result of overshadowing is assessed under section 9 of this report. The supposed intention of a neighbouring resident to install solar panels on their property in the future is not a consideration which is material to the

assessment of this planning application.

- Noise, dirt and disturbance as a result of building work.  
Response: The nature of building and construction work is such that it could inevitably result in a degree of noise from time to time, however there is legislation such as the Control of Pollution Act 1974 and the Environmental Protection Act which allows local authorities to take action where necessary against excessive noise, pollution and statutory nuisances. The development proposed consists principally of alterations to the roof of the existing properties and the nature of the work is unlikely to give rise to long term undue impacts to neighbours as a result of noise, dirt and disturbance. This is a minor, householder proposal and it is therefore not considered reasonable or necessary to impose a condition relating to hours of construction or for the submission of a construction management plan.

- Additional residents would cause parking problems on Sussex Place. Further demand for parking.

Response: Matters relating to parking are assessed under section 10 of this report.

- The current appearance of the property would be out of keeping with the character of the street.

Response: Matters relating to design are considered under section 8 of this report.

- Given the two large outbuildings, the proportions of the property would be out of line with others in the area.

Response: The existing outbuildings abutting the rear boundary of the site have been noted. Their footprint is considered to be relatively modest, and it was apparent at the time of the officer site visit that they were being used for storage purposes. Given that a sizable rear garden is retained; the proposed alterations to the roof, when considered in conjunction with the existing outbuildings are not considered to result in properties which would be out of scale or proportion with other properties in the area.

- The proposal would result in the property taking on the appearance of a guest house, which could impact on the area.  
Response: Whilst existing design features such as the artificial stone cladding and ornamental columned porches which are not necessarily typical features of the area are noted, the property would retain a domestic appearance and its lawful use in planning terms would be as a class C3 dwellinghouse. Were the

property to be used in the future as a guest house, this would be use falling within use class C1 and as such would constitute a material change of use for which planning permission would be required. The Local Planning Authority could exercise its enforcement powers in relating to any future unauthorised use if it were considered expedient.

During the course of the application, amended plans were received relating to the proposed dormer windows. A 14 day period of reconsultation was undertaken. Objections received in connection with this reconsultation were as follows:

**Occupier of 44 Sussex Place – Object for the following reasons in summary**

- The flank walls at the front of 46-48 Sussex Place are to be raised.

Response: The flank walls would be raised in conjunction with the proposed change in the shape of the existing hip ends to a full gable end. The flank walls would in effect be raised by 2.1 metres, however the overall height of the roof would remain as existing.

- The appearance of the buildings would be box-like and unsightly.  
Response: An assessment of the design and the appearance of the building is assessed under section 8 of this report.
- The two buildings are already not inkeeping due to cladding and columns to the front.

Response: These features are existing and are proposed to remain in situ in conjunction with this application.

**Occupier of 50 Sussex Place – Object for the following reasons in summary**

- Proposal will lead to an impairment of light entering into my home.

Response: Potential impact on light provision is assessed under section 9 of this report.

A petition has also been received, which has been signed by the occupiers of 32, 33, 38, 40, 42, 44 and 52 Sussex Place. The signatories object to permission being given for further development because it will destroy the character of Sussex Place. The plan for development is not in keeping with the architecture and design of the entire street and these buildings are already looking like commercial buildings. Permission should be refused.

**6.0 Consultation**

6.1 **None**

**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  
PPS3 – Housing  
PPS5 – Planning and the Historic Environment  
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 could be subject to change.

**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  
Core Policy 9 – Natural and Built Environment

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

Policy EN1 – Standard of Design  
Policy EN2 – Extensions  
Policy H15 – Residential Extensions  
Policy T2 – Parking Restraint

**Supplementary Planning Document**

The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document, January 2010

7.2 The main planning issues relevant to the assessment of this application are considered to be those relating to the design of the proposal and the impact on the street scene (including on the setting of the character and appearance of the Sussex Place/Clifton Road Conservation Area), the potential impact on neighbour amenity and traffic and highway matters.

7.3 Whilst planning permission has been required for the proposed development in this instance because the applicant is proposing to undertake the proposed works to both properties at the same time, it should be noted that permitted development rights exist under Part 1, Class B of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. Hip to gable enlargements and the erection of dormer windows are permitted under this class.

## 8.0 **Design and Impact on the Street Scene**

8.1 Section 8 of The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document, January 2010 sets out detailed design guidelines for the assessment of proposals for roof extensions, dormer windows and roof lights.

8.2 Whilst guideline EX33 states that alterations to change the shape of the roof will not normally be permitted, it is considered that account should be taken of the mix of roof shapes on Sussex Place and the fact that the properties immediately to the east and west of the site, numbers 50 Sussex Place and 44 Sussex Place respectively, have gable end pitched roofs.

8.3 The height of the flank walls would be raised by 2.1 metres, however the height of the ridge of the main roof would remain as existing. Given that the existing hipped and pitched roof is a half hip, as opposed to a full hipped and pitched roof down to eaves level, the proposed change in the shape to a gable end roof is considered to be acceptable in design terms and is considered to have no undue impact on the street scene when viewed in the context of the gable ended roofs of the neighbouring properties.

8.4 The proposed dormer windows would appear as two separate roof structures. The proposal as initially submitted proposed a single dormer window; however the scheme was amended to effectively separate the single structure into two separate dormer extensions.

8.5 The proposed dormer windows would each dimension 3.2 metres in width and would be 2.5 metres in height. The width of the main roof is 6.5 metres, and the proposed dormer windows would therefore not occupy more than 50% of the width of the existing roof slope on which they would sit. The front face of the dormer windows would be set 0.5 metres above the height of the eaves. The roof of the dormer windows would be set down by 1 metre.

8.6 Whilst the proposed dormer windows would only be set-in by 0.6 metre from the boundary between the properties, there would be 1.2 metre separation distance between the proposed dormer windows which is considered to be sufficient to provide visual separation. The



dormer windows would appear to line through with the existing windows at first floor level. The design of the proposed dormer windows is therefore considered to comply with the design guidance set out in guideline EX34 of The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document, January 2010.

- 8.7 Turning to the proposed rooflights, there would be 4 no. rooflights (2 no. per property) in the front roofslope, and 2 no. rooflights (1 no. per property) in the rear roof slope. The submitted sectional drawing shows that the proposed rooflights would be flush fitting in the roof slope. As such they would not protrude beyond the roofplane and would not constitute intrusive features which would adversely impact upon the visual appearance of the roof. They would therefore be acceptable in design terms and would comply with Policy EN1 of The Adopted Local Plan for Slough 2004 and Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.
- 8.8 Whilst the proposal is situated outside of the Sussex Place/Clifton Road Conservation Area, the proposal is considered to be acceptable in design terms and would be inkeeping with the character and appearance of surrounding residential properties. The proposal would thus ensure that the setting of the Conservation Area and its character and appearance would be preserved and enhanced.
- 8.9 It is proposed to recommend a condition requiring that no part of the habitable accommodation within the converted lofts of either 46 Sussex Place or 48 Sussex Place shall be occupied until such time as the hip to gable enlargements of both 46 Sussex Place and 48 Sussex Place have been substantially completed. This is to ensure that the hip to gable enlargements to both properties are carried out in conjunction with one another so as not to result in an unbalancing of the pair of semi-detached properties. Circular 11/95 *The Use of Conditions in Planning Permissions* advises that conditions requiring that a particular element of a scheme is secured by a particular stage can be applied when this is considered necessary. For the above reason such a condition is considered necessary in this instance. The properties are under the applicant's control and it is therefore considered that such a condition would be reasonable.
- 8.10 The proposed design and potential impact on the setting of the Sussex Place/Clifton Road Conservation Area would comply with Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; Core Policies 8 and 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; and PPS1 and PPS5.

9.0 **Impact on Neighbour Amenity**

- 9.1 The concerns raised by the neighbouring occupier regarding loss of light, overshadowing and loss of privacy are noted. With regard to loss of light, is it not considered that the proposed change in the shape of the roof would give rise to a significant impact on light provision to existing flank wall windows when the existing relationship between numbers 46-48 Sussex Place and the neighbouring properties numbers 44 and 50 Sussex Place is considered.
- 9.2 The separation distance between the flank wall of number 48 Sussex Place and number 50 Sussex Place to the east is 1.5 metres. The separation distance between the flank wall of number 46 Sussex Place and number 44 Sussex Place to the west is 2 metres. As a result, the 45 degree vertical plane from the sill level of ground and first floor windows in the side elevations of neighbouring properties appears to have already been breached by the flank walls of numbers 46 and 48 Sussex Place respectively. Given this existing relationship, the proposed change to the shape of the roof is not considered to result in undue detriment by reason of loss of light or overshadowing.
- 9.3 Furthermore, the proposed dormer windows would be set 2.6 metres in from the side elevations facing the neighbouring properties. The proposed dormer windows would therefore not be in such close proximity to the neighbouring properties that they would have the potential to give rise to overshadowing or loss of light.
- 9.4 Turning to the potential for overlooking, the proposed dormer windows would serve bedrooms. Whilst it is acknowledged that there might be the potential for the overlooking of neighbouring rear gardens to occur from the proposed dormer windows, views would be mainly out over the rear gardens of the host properties. Whilst the concern relating to the elevated position of the proposed dormer windows is noted, any overlooking arising from them would not be considered to constitute a significant exacerbation of the existing situation in terms of the current views from first floor rear windows.
- 9.5 The proposal would thus comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy H15 of The Adopted Local Plan for Slough 2004, and PPS1.

## 10.0 **Traffic and Highways**

- 10.1 Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document sets out the Planning Authority's approach to the consideration of transport matters. The thrust of this policy is to ensure that new development is sustainable and is located in the most accessible locations,

thereby reducing the need to travel.

- 10.2 The site is considered to be located within walking distance of the Town Centre, and the nearest bus stop is situated on Sussex Place to the east.
- 10.3 Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.
- 10.4 In the case of a property comprising four or more bedrooms, the adopted parking standards require that 3 no. parking spaces be provided on site. Guidelines contained within The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document do however allow for a relaxation of the parking standard where it is considered a site has good access to public transport services.
- 10.5 The dimensions of parking spaces should be a minimum of 2.4 metres in width, by 4.8 metres in depth. The submitted site plan shows that 4 no. spaces would be provided per property; however based on the adopted parking standards, this would be considered an oversupply. In addition, the submitted site plan shows that one space per property would be orientated running parallel to the road. Such an arrangement is generally considered unacceptable as it can result in vehicle turning and manoeuvring taking place on the footway which could be detrimental to pedestrian safety and convenience.
- 10.6 Whilst there would not appear to be sufficient room to the front of the properties to provide a 1 metre wide pedestrian entry, it is considered that the provision of 3 no. parking spaces would be appropriate in this location taking account of the number of bedrooms proposed. It is therefore proposed to attach a condition requiring that 3 no. parking spaces be provided on site in conjunction with the proposed development.
- 11.0 **Summary**
- 11.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments made by neighbouring residents, and all other relevant material considerations.
- 11.2 It is recommended that the application be approved with conditions.

## **PART C: RECOMMENDATION**

- 12.0 Recommendation
- 12.1 Approve with conditions.

## **PART D: LIST OF CONDITIONS**

### CONDITIONS:

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 Title. Proposed loft conversion with dormer window, Dated 05/12/2011 A, Recd On 13/01/2012

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. All new external work shall be carried out in materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission.

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

4. The bathroom windows in the east and west flank wall elevations of the development hereby approved shall be glazed with obscure glass and any opening shall be at a high level (above 1.8m internal floor height) only.

REASON To minimise any loss of privacy to adjoining occupiers

in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

5. No windows, other than those hereby approved, shall be formed at second floor level in the east and west flank wall elevation of the development without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

6. Prior to the development hereby approved first being brought into use, 3 no. parking spaces shall be provided on site 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 T2 of The Adopted Local Plan for Slough 2004.

7. No part of the habitable accommodation within the converted lofts of either 46 Sussex Place or 48 Sussex Place shall be occupied until such time as the hip to gable enlargements of both 46 Sussex Place and 48 Sussex Place as shown on deposited plan titled 'proposed loft conversion with dormer window' dated 05/12/2011 A have been substantially completed.

REASON In the interests of the visual amenity of the area and to ensure that the hip to gable enlargements hereby approved are not implemented in part which would result in the semi-detached properties appearing unbalanced in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004 and Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

#### INFORMATIVES:

1. For the avoidance of doubt, the habitable accommodation referred to in condition 7 includes 'bedroom 4', 'bedroom 5' and the 'bathroom' within the proposed loft floors of both 46 Sussex Place and 48 Sussex Place.
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, (to Supplementary Planning Guidance) and to all relevant material considerations.

Policies:- EN1, EN2, H15 and T2 of The Adopted Local Plan for

Slough 2004 and Core Policies 7, 8 and 9 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.