

PLANNING COMMITTEE **27th February 2012**

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

AGENDA ITEM 4
P/01913/007 – 9-10, Chapel Street, Slough

This application has been withdrawn by the Applicant.

AGENDA ITEM 5
P/14685/001 – 46-48, Sussex Place, Slough

A further representation has been received from the occupier of 44 Sussex Place.

The occupier has advised that they have now installed solar panels (as referred to in their letter previous of objection) and considers that they would be adversely affected if they are under shadow from an elevated flank wall at number 46 Sussex Place as per the planning application. A copy of an installation certificate has been provided.

Response: It is noted that the solar panels previously referred to have now been installed. Whilst the potential impact on the living conditions of a neighbouring occupier is a material planning consideration, it is not considered that the potential impact on the operation or efficiency of domestic micro-renewables neighbouring an application site is a material planning consideration.

In any event, no evidence has been provided to demonstrate that the proposed alterations to the roof would in fact give rise to an adverse impact on the efficiency of the solar panels. The neighbour's property benefits from an open southern aspect, which would appear to allow for unobstructed sunlight to come down from above throughout the day. It is therefore not considered that the proposal would be likely to adversely impact on their operation.

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 6
S/00680/001 – 23, Mansel Close, Slough

For reasons of clarity the description of the proposal is changed to:

ERECTION OF A TWO STOREY THREE BEDROOM ATTACHED DWELLING INCORPORATING A SINGLE STOREY SIDE AND REAR PROJECTIONS WITH PITCHED ROOFS AND SINGLE STOREY REAR EXTENSION TO NO. 23 MANSEL CLOSE WITH A MONO PITCHED ROOF AND PROVISION OF 2 NO. CAR PARKING BAYS ON THE OPEN GRASS AREA OPPOSITE THE SITE

One further letter of objection received from the occupiers of 24 Mansel Close.

- *The use of garden space for new housing and green land for car parking is fundamentally out of keeping with the estate's design heritage*

Response: The provision of an attached house of similar proportions and design to the existing terrace would not detract from the overall design and character of the estate. The provision of a single attached house retains a reasonable degree of openness which is characteristic of corner sites within this part of the Wexham Court estate.

- *The Council has already approved construction of additional housing on the original car parks that were designed for the area. If the new house at no. 23 is also approved and built there is likely to be further pressure on traffic flow and increased pressure for residents to park their cars on the road.*

Response: The release of land at one of the 2 no. garage courts in Mansel Close, for the construction of two pairs of semi detached houses, reflected its underutilisation for parking. In traffic terms 4 no. houses would generate less traffic than its previous use as a garage court and as such an objection on traffic terms could not have been sustained. The site also provided much need affordable housing and forms part of a wider garage court strategy across Slough. In traffic terms, one additional house as is now proposed adjacent to no. 23 Mansel Close would not be material to the determination of this application. Parking is being provided in accordance with the Council's approved parking standards.

- *Two of the proposed parking spaces are stated as being located on an adjacent grass verge. The proposed location for the parking spaces is on grassland opposite the property. It is fundamentally misleading to describe this land as and "adjacent verge" in the planning application.*

Response: Noted. The description is amended as set out above.

- *The land forms a small park that is an original planned feature of the area (ref: Borough of Slough, drawing number H3/640/30 – 22/10/54 Layout of Wexham Court Farm estate). The park includes two mature oak trees. My children and the children of other residents extensively use it as play area. I and other residents also value the park as a resource for its visual quality and the range of wild life that it attracts, including at various times of the year less common species like woodpeckers and little owls.*

The grass and oak trees pre-date the construction of the estate on farmland in the 1950s. they were intentionally included to, "enhance the amenities" in the original design of the estate, which, with considerable vision, aimed to have "restricted vehicular access", prioritized pedestrian routes, open spaces, spaciousness and open outlook (Ref Slough Borough Council post war housing plan cited in the Slough Observer 24th Dec 1943 p7)

As such the proposed housing and car parking spaces are not in keeping with the architecture or landscaping of the area. Some of the land has already been lost to parking. No further degradation of the green space should be permitted.

Response: Whilst the original objectives behind the estate design are to be applauded, change is inevitable over time, with growing pressures for housing and people's aspirations for larger houses. What is important is how such change is managed and controlled. In this particular instance, it is considered that the provision of a suitably proportioned and designed attached house, which does not unbalance the symmetry or appearance of the existing terrace and maintains a reasonable degree of openness on this corner site is not harmful to the character of the area. The proposals do involve a further modest take up of the green area, through extension to the existing parking court, but does not involve the loss of any trees neither does it render the open space non functional nor significantly detract from its visual quality.

- *However, if the application is approved it should be amended to require: Number 23 and the new property to use a form of paving block for car parking that allows grass to grow through it at the front of both properties.*

Any designated parking to be constructed using grass block concrete pavers or similar.

Response: Such paving is not always successful and can look unsightly if not properly maintained. Rather the preference would be to secure a mixed hard surface/soft landscaped parking area to the frontages of the existing and proposed houses through an appropriate landscaping condition.

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 7

P/15086/000 –9-12, Kingfisher Court, Farnham Road, Slough

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 8

P/04489/004 – 8, Buckingham Avenue, Slough

NO CHANGE TO RECOMMENDATION