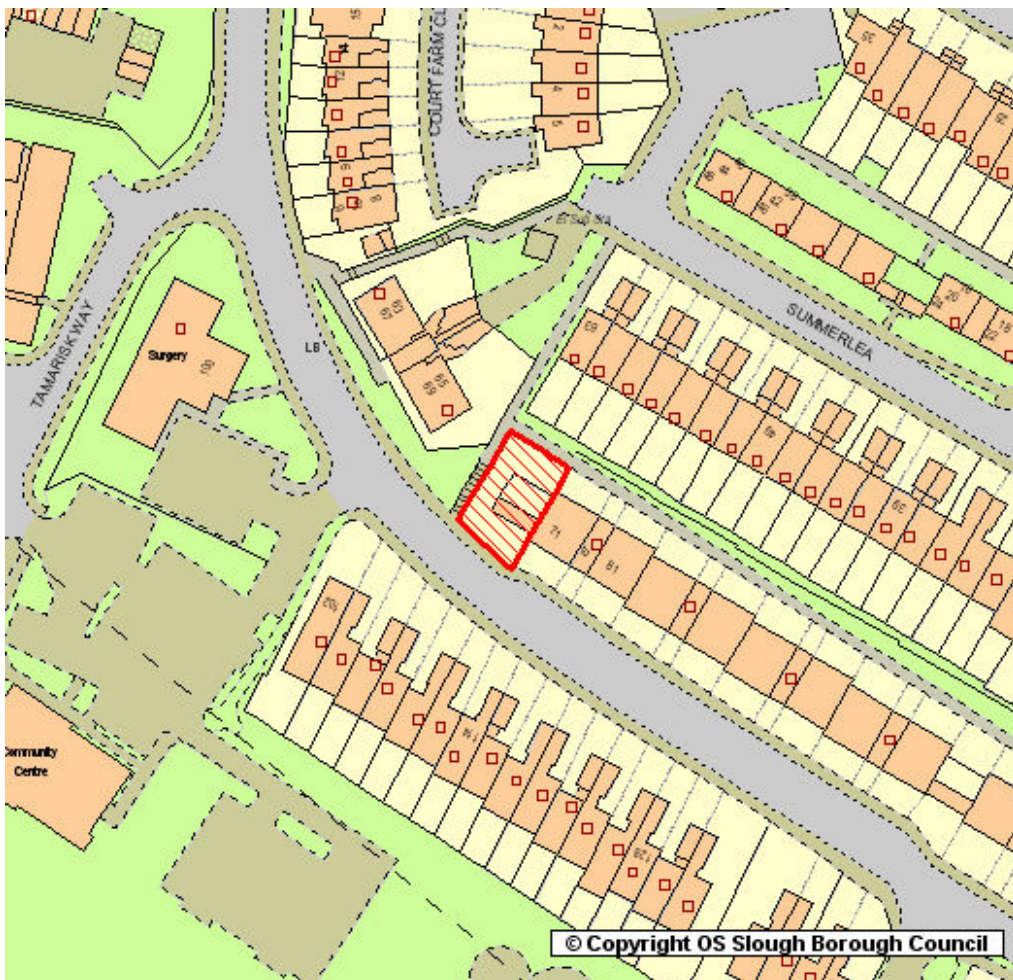


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|--------------------|--|--------------|-------------------|
| Registration Date: | 29-Nov-2011 | Applic. No: | S/00685/000 |
| Officer: | Mr. J. Dymond | Ward: | Cippenham Meadows |
| | | Applic type: | 13 week date: |
| Applicant: | Slough Borough Council | | |
| Agent: | Robinson Kenning & Gallagher Unit K, Lombard Business Park, 20 - 206, Purvey Way, Croydon, Surrey, CR0 3JP | | |
| Location: | Land adj., 71, Weekes Drive, Slough, Berks, SL1 2YN | | |
| Proposal: | DEMOLITION OF EXISTING COMMUNAL BIN STORE AND ERECTION OF THREE STOREY 5 NO. BEDROOM FAMILY HOME, PLUS EXTENSION OF EXISTING PARKING LAY-BY IN FRONT OF APPLICATION SITE | | |

Recommendation: Approve, with conditions.



1.0 **SUMMARY OF RECOMMENDATION**

1.1 This application has been referred to the Planning Committee for consideration as the application has been made by Slough Borough Council Property Services and objections to the application have been received.

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 full planning application for the proposed erection of a five bedroom dwelling. The proposed dwelling would be for social rented housing. The proposed dwelling would be attached to the existing block of flats. Car parking would be provided to the side of the proposed property.

2.2 The proposed dwelling would be on the site of an existing bin store and yard area. The existing bin store would be demolished, and a replacement bin store is proposed adjacent to the site of the proposed dwelling. The existing footpath would be realigned.

3.0 **Application Site**

3.1 The site is located within a suburban residential area. There are a mixture of residential properties in the area, including three storey flats and two storey terrace properties. To the west of the site there is a surgery.

3.2 The site of the proposed dwelling is currently in use as a bin store and yard area. There is a footpath adjacent to the site. The site is surrounded by incidental green space.

4.0 **Site History**

4.1 Recent applications relating to the site are as follows:

P/14714/000 – DEMOLITION OF EXISTING COMMUNAL BIN STORE AND ERECTION OF A THREE STOREY FIVE BEDROOM DWELLING – Refuse 24-Dec-2009 for the following reasons:

1) The proposed development by virtue of its incongruous design would appear out of keeping with the established built form, in particular the external materials of the dwelling relate poorly to the

design and character of adjoining and surrounding buildings, therefore providing an incompatible and obtrusive addition to the streetscape. As such the proposed development is contrary to Policies H13 and EN1 of the Local Plan for Slough (2004), Core Policies 4 and 8 of the Slough Local Development Framework, Core Strategy 2006- 2026, Development Plan Document (December 2008) and Planning Policy Statement 3.

2) The development fails to provide car parking in accordance with Slough Borough Council standards, as the proposal for off-site parking does not result in the net gain of car parking spaces and if permitted is likely to lead to additional on street car parking stress and to the obstruction of access, to the detriment of highway safety and convenience. The development is contrary to Policy T2 of the Adopted Local Plan for Slough (2004) and Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006- 2026, Development Plan Document (December 2008).

5.0 **Neighbour Notification**

5.1 81, Weekes Drive, Slough, SL1 2YN, 104, Weekes Drive, Slough, SL1 2YP, 59, Summerlea, Slough, SL1 2YH, 112, Weekes Drive, Slough, SL1 2YP, 65, Weekes Drive, Slough, SL1 2YN, 69, Weekes Drive, Slough, SL1 2YN, 57, Summerlea, Slough, SL1 2YH, 106, Weekes Drive, Slough, SL1 2YP, 71, Weekes Drive, Slough, SL1 2YN, 63, Summerlea, Slough, SL1 2YH, 108, Weekes Drive, Slough, SL1 2YP, 55, Summerlea, Slough, SL1 2YH, 61, Summerlea, Slough, SL1 2YH, 79, Weekes Drive, Slough, SL1 2YN, 73, Weekes Drive, Slough, SL1 2YN, 75, Weekes Drive, Slough, SL1 2YN, 77, Weekes Drive, Slough, SL1 2YN, 110, Weekes Drive, Slough, SL1 2YP, 99, Weekes Drive, Slough, SL1 2YN, 102, Weekes Drive, Slough, SL1 2YP

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

5.3 Occupier of 99 Weekes Drive – Object for the following reasons in summary

- Planning application will have a detrimental affect on the residents and the environment.
- Appalled at how the planning department already allowed a building of flats located at the surgery end.
- Request that extra problems with parking, the design of the building, the redistribution of bin areas, the extra traffic generation and environmental factors are taken into consideration.

5.4 Occupier of 108 Weekes Drive – Object for the following reasons in summary

- Planning application is the same as application P/14714 which was lodged in 2009 and was refused.
- The bin store in its current position regularly fills and refuse makes its way outside. The proposed bin store will not be pleasant to prospective residents of the house and will be offensive to those living opposite.
- The proposal to cut away some of the pavement to make three extra car-parking spaces and the open air bin stores would be dangerous in driving visibility and offensive for residents living nearby.
- Proposal is not in keeping.

5.5

A petition has also been received, which has been signed by residents of Weekes Drive. The signatories object to the proposal on the following grounds in summary:

- The bin stores become full and they are used regularly by the flats. Should the bin stores be demolished, this would lead to an increase in the likelihood of rubbish being left outside.
- Bin store outside flats would become an eyesore, and residents would have to put up with bad smells.
- The planning application states that there will be a separate application for new communal bin stores.
- The enclosed land immediately behind the bin stores is used as drying space for residents and this space is incorporated into the title deeds of those flats that are independently owned.
- Weekes Drive is already heavily congested and the proposal would cause parking problems.
- The proposal would block the view of existing properties in Weekes Drive and Summer Lea. The height of the proposed building would cast a shadow and would result in a loss of privacy.
- The road already has properties of different appearances and having another which will look different again does not benefit the area.
- Many of the residents of Weekes Drive are young families – are you considering their needs?
- Weekes Drive is heavily populated and congested, and another property would add to this problem.
- Another property will not benefit the local community but will further draw on overstretched resources.
- Since the development of the Court Farm Estate, the properties have from time to time experienced a drop in water pressure – an additional development would add to this problem.
- There is no room to adequately accommodate a front and back garden for the proposed dwelling. The enclosed area will block the pathway.
- The planning application will lead to an increase in noise and pose a great disturbance on the lives of young families who have lived in the area.

5.6 During the course of the application, amended plans were received relating to the proposed dormer windows. A 14 day period of reconsultation was undertaken.

6.0 **Consultation**

6.1 Transport and Highways

Details of arrangements for the bin store are required. The proposed extension of the highway would require a Section 278 Agreement to dedicate the land as a public highway. The development needs to provide 3 no. car parking spaces which would be expected to be found within the curtilage.

6.2 Thames Water

Informatives recommended regarding waste water and surface water.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

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

The National Planning Policy Framework and the Technical Guidance to The National Planning Policy Framework

The Slough Local Development Framework, Core Strategy 2006 – 2026, 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 11 – Social Cohesiveness

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy H10 – Minimum Density

Policy H13 – Backland/Infill Development

Policy H14 – Amenity Space

Policy EN1 – Standard of Design

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Other relevant documents

Guidelines for the Provision of Amenity Space Around Residential Properties (January 1990)

Guidelines for Flat Conversions (April 1992)

Slough Borough Council Developer's Guide (Parts 1-4)

7.1 The main planning issues relevant to the assessment of this application are considered to be as follows:

- 1) Principle of development;
- 2) Design and Impact on the street scene;
- 3) Refuse storage arrangements;
- 4) Potential impact on neighbouring properties;
- 5) Amenity space for residents;
- 6) Transport, parking/highway safety.

8.0 **Principle of Development**

Core Policy 4 sets out the Council's approach to the consideration of proposed housing development within the Borough. This states that in the urban areas outside the town centre, new residential development will predominantly consist of family housing and be at a density related to the character of the surrounding area, the accessibility of the location, and the availability of existing and proposed local services, facilities and infrastructure.

8.1 Within existing suburban residential areas there will only be limited infilling which will consist of family houses that are designed to enhance the distinctive suburban character and identity of the area.

8.2 The definition of a family house is contained within The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, and is as follows:

“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.”

8.3 Based on the submitted floor plans, it would appear that the proposal would comply with the above definition of family housing.

8.4 Policy H13 of The Adopted Local Plan for Slough 2004 relating to backland/infill development sets out that within existing suburban residential areas there will only be limited infilling which will consist of family houses that are designed to enhance the distinctive suburban character and identity of the area.

8.5 It is considered that the principle of a proposal to provide an infill

development for family housing in this location would be acceptable in principle.

9.0 **Design and Impact on the Street Scene**

The thrust of 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, and policies EN1 and H13 of The Adopted Local Plan for Slough 2004, is that the design of proposed residential development should be of a high standard of design and reflect the character and appearance of the surrounding area. Attention should be paid to respecting the pattern of development and established building lines.

- 9.1 The proposed dwelling would be two stories in height and would have dormer windows in the rear roof slope to facilitate the use of the loft space for habitable accommodation.
- 9.2 The ridge line of the proposed dwelling would be set down by 1.5metres in relation to the height of ridge line of the existing flats. The width and depth of the proposed property is considered to be acceptable.
- 9.3 The proposed materials would comprise facing brickwork with a concrete tiles roof to match the existing flats. It will be noted that application P/14714/000 for the demolition of the existing communal bin store and the erection of a three storey five bedroom dwelling was refused on the grounds that the proposed development by virtue of its incongruous design would appear out of keeping with the established built form, and the external materials of the dwelling would relate poorly to the design and character of adjoining and surrounding buildings.
- 9.4 The proposal under consideration is considered to have addresses this issue as the proposed design is considered to better reflect the character of properties in the surrounding area, and the pallet of materials would also be in keeping with the materials used in the construction of surrounding development.
- 9.5 The proposal is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy EN1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

10.0 **Refuse Storage Arrangements**

The proposal would involve the demolition of the existing bin store. This bin store is understood to be utilised by the occupiers of 18no.

adjacent units. A similar bin store is in situ to the east. This bin store is utilised by the occupiers of the adjacent flats of Weekes Drive.

- 10.1 The proposal would involve the erection of a new bin store. This bin store would be situated adjacent to the boundary of the proposed dwelling.
- 10.2 Whilst the distance of the bin store from the communal entrances would increase, this is not considered to be so significant as to warrant refusal of the application.
- 10.3 A condition is recommended requiring submission and approval of details.

11.0 **Potential Impact on Neighbouring Properties**

- 11.1 The proposed dwelling would be two stories in height and would have bedrooms in the roofspace.
- 11.2 It is not considered that the proposed dwelling would give rise to unacceptable issues relating to overlooking, overshadowing or loss of privacy when considered in the context of the existing situation and relationship between properties.
- 11.3 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 8 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

12.0 Amenity Space for Residents

The site is considered to be of a sufficient size for appropriate amenity space to meet the needs of future occupiers to be provided.

- 12.1 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 H14 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

13.0 **Transport, Parking / Highway Safety**

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.

- 13.1 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.
- 13.2 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.
- 13.3 The dimensions of parking spaces would be a minimum of 2.4 metres in width, by 4.8 metres in depth. The submitted site plan shows that 3 no. spaces would be provided for use by occupiers of the proposed dwelling.
- 13.4 It is considered that the submitted parking arrangement would be acceptable.
- 13.5 Whilst the submitted site plan shows a vehicular crossing of 7.5 metres in width, this would be required to be reduced to 3.6 metres to accord with the Council's standard.
- 13.6 The proposal is considered to comply with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy T2 of The Adopted Local Plan for Slough 2004, and the National Planning Policy Framework.

14.0 **Summary**

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.

- 14.1 It is recommended that the application be approved with conditions.

PART C: RECOMMENDATION

15.0 Recommendation

Approve, with conditions.

PART D: LIST OF 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:

Drawing No. 11-3279-TP01 Rev A – Existing Site Plan and Site Location Plan, Dated Feb 2012, Recd On 21/02/2012

Drawing No. 11-3279-TP02B – Proposed Site Plan, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP03B – Proposed Floor Plans and Section, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP04B – Existing Elevations, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP05B – Proposed Elevations, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP06B – Existing and Proposed Site Sections, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP07C – Bin Store Relocation Strategy, Dated Dec 2011, Recd On 15/06/2012

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. 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 Local Plan for Slough 2004 and Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008..

4. Notwithstanding the details shown on the deposited plans, no development shall commence until details (to include siting,

design and external materials) have been submitted to the Local Planning Authority and approved in writing for the replacement of the existing bin store and the proposed bin storage arrangements.

The replacement bin store shall be erected and made available for use by residents prior to the demolition of the existing bin store and shall be carried out fully in accordance with the details to be approved and retained in that form thereafter.

REASON In the interests of ensuring that the replacement refuse storage arrangements to serve existing residents are satisfactory in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

5. Notwithstanding the details shown on the deposited plans, no development shall commence until details have been submitted to the Local Planning Authority and approved in writing for the realignment and construction of the footpath and steps adjacent to the proposed bin store.

The footpath and steps shall be realigned and construction and made available for use prior to the demolition of the existing bin store and shall be carried out fully in accordance with the details to be approved and retained in that form thereafter.

REASON In the interests of accessibility and the character of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

6. Notwithstanding the details shown on the deposited plans, no development shall commence until a layout plan has been submitted to the Local Planning Authority and approved in writing for the location of car parking spaces, amenity space, bin enclosures and other structures. The development hereby approved shall be carried out in accordance with the details to be approved and retained in that form thereafter.

REASON In the interests of providing satisfactory parking and amenity space in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

7. 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.

8. 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.

9. No window, other than those hereby approved, shall be formed in the flank 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.

10. Notwithstanding the terms and provisions of the Town & Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, B, C, D, E & F, no extension to the house hereby permitted or buildings or enclosures shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON In the interests of design and amenity space in accordance with Policy H14 of The Adopted Local Plan for Slough 2004.

11. 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 T2 of The Adopted Local Plan for Slough 2004.

12. 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 600mm 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 Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

13. No development shall commence until details of the access have been submitted to and approved in writing by the Local Planning Authority and the access alterations shall be implemented 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 of general safety along the neighbouring highway in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

14. During the demolition and construction phases of the development hereby permitted, no work shall be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

15. During the demolition stage of the development, a suitable continuous water supply shall be provided in order to minimise the formation and spread of dust and the perimeter of the site shall be screened to a sufficient height to prevent the spread of dust.

REASON To prevent the formation and spread of dust in the interests of air quality and to accord with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

16. During the construction phase of the development hereby permitted, there shall be no deliveries to the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

INFORMATIVES:

1. The applicant is reminded of the following:

CONTROL OF NOISE ON CONSTRUCTION AND DEMOLITION SITES LEGISLATIVE CONTROLS

(a) Section 60 of the Control of Pollution Act 1974 enables this Authority to serve a Notice, detailing its requirements relating to the control of noise at a construction or demolition site, on the person carrying out the works and on such other persons responsible for, or having control over, the carrying out of the works.

(b) Section 61 of the Control of Pollution Act 1974 enables a contractor (or developer) to apply, if he so chooses, to this Authority for a prior consent which would define noise requirements relating to his proposals before construction commences.

2. As there is a need to protect persons living and working in the vicinity of the construction/demolition site from the effects of noise, the following conditions should be strictly adhered to:

1. All works and ancillary operations which are audible at the site boundary, which affect persons working and living in the locality shall only be carried out between the hours of 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Bank Holidays.

Works outside these hours only by written agreement with the Borough Environmental Health Officer.

Should complaints arise, this Authority will exercise its powers under Section 60 of the Control of Pollution Act 1974 to impose these times, or other times as considered appropriate.

2. Have regard to the basic information and procedures for noise control as it relates to the proposed construction and/or

demolition as laid out in BS:5228: Part 1: 1984 Noise Control on Construction Sites - Code of Practice for Basic Information and Procedures for Noise Control Vibration is not covered by this Standard, but it should be borne in mind vibration can be the cause of serious disturbance and inconvenience to anyone exposed to it.

3. If the proposal involves piling operations, have regard to BS 5228: Part 4 1986 - 'Noise Control on Construction and Demolition Sites - Code of Practice for Noise Control applicable to piling operations' and ensure details of the piling operations are forwarded to the Borough Environmental Health Officer no later than 28 days before piling is scheduled to commence. Information supplied should include method of piling, the anticipated maximum depth of piling and the predicted soil conditions, and the activity equivalent continuous sound pressure level at 10 metres for one piling cycle.

4. The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

5. All plant and machinery in use shall be properly silenced and maintained in accordance with manufacturer's instructions.

3. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.
4. 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:- H10, H13, H14, EN1, EN5, T2 and T8 of The Adopted Local Plan for Slough 2004 and Core Policies 1, 4, 7, 8, 11 and 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; The National Planning Policy Framework and the Technical Guidance to The National Planning Policy Framework.

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.