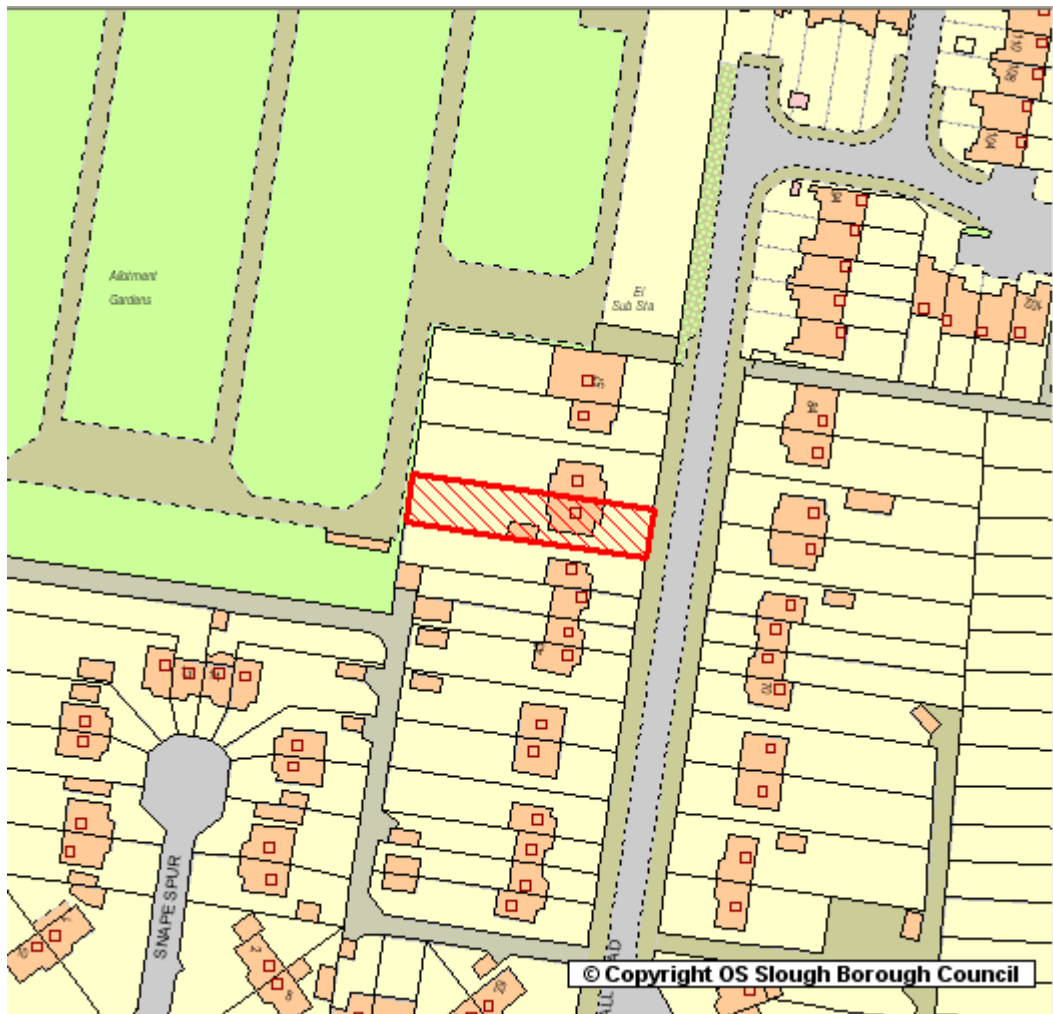


Registration Date:	06-Jul-2012	Applic. No:	P/15336/000
Officer:	Sharon Belcher	Ward:	Baylis and Stoke
		Applic type:	13 week date:
Applicant:	Mr. Satpal Parmar		
Agent:	Mr. Mark Hardy 60, Pentland Road, Slough, SL2 1TN		
Location:	51, Mildenhall Road, Slough, SL1 3JH		
Proposal:	ERECTION OF A SINGLE STOREY REAR EXTENSION WITH MONO PITCHED ROOF		

**Recommendation: Approve subject to conditions**



## 1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 This application is a householder application which would normally be determined by officers under the approved scheme of delegation; however it is being referred to this Committee for decision, because the applicant is an elected member of the Council.
- 1.2 Having regards to the Policies contained within National Planning Policy Framework and local planning policies contained within the Local Development Framework, Core Strategy and the Adopted Local Plan, the proposed development is recommended for approval.

## **PART A: BACKGROUND**

### 2.0 **Proposal**

- 2.1 This is an application for full planning permission for the erection of a single storey rear extension with mono pitched roof.
- 2.2 The proposed extension would measure 4.2 m in depth x 3.55 m increasing to 4.55 m in width x 3.6 m in height with a mono pitched roof.

### 3.0 **Application Site**

- 3.1 The application site consists of a semi – detached property located on the west side of Mildenhall Road. The property has a detached garage which is to remain.
- 3.2 The host property is attached to No. 53 Mildenhall Road, which does not benefit from extensions at present. No. 49 Mildenhall Road forms the neighbouring property to the south and forms part of a separate end terrace. Allotment gardens are located to the west of the site, at the end of the garden.

### 4.0 **Site History**

- 4.1 None.

### 5.0 **Neighbour Notification**

- 5.1 Neighbours notified of the proposal were:

49 & 53 Mildenhall Road.

No comments have been received.

## **PART B: PLANNING APPRAISAL**

### 6.0 **Policy Background**

- 6.1 The proposed development is considered having regard for National Planning Policy Framework, Core Policy 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, Policies H14, H15, EN1 and EN2 of the Adopted Local Plan for Slough 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010

### 7.0 **Design and Impact on Street Scene**

- 7.1 The extension is located at the rear of the property and therefore no impact on the streetscene.

### 8.0 **Impact on Residential Amenities of Neighbouring Occupiers:**

- 8.1 The east side of the proposed extension sits back from the boundary and will be obscured by the existing garage therefore no impact on No. 49 Mildenhall Road.

The west side of the proposed extension sits along the adjoining boundary at a depth of 4.2 m which falls within the maximum permitted depth of 4.25 m for a semi-detached property. There are no proposed windows within the flank wall and the proposed height of the mono pitched roof has been amended to 3 m at the mid-point of the pitch and therefore the proposal complies with policies in terms of the impact on residential amenities of neighbouring occupiers.

### 9.0 **Amenity Space**

- 9.1 EX48 of the Residential Extensions Guidelines requires a minimum garden depth of 9 m (or 50 sqm ) for a two/three bedroom house.

The property would retain a back garden of approximately 18 m in depth therefore complying with the above guidelines.

### 10.0 **Car Parking**

- 10.1 There is no increase in bedrooms therefore there is no change to the existing car parking arrangements.

### 11.0 **Summary**

- 11.1 The proposal is considered to be consistent with guidance given in National Planning Policy Framework, Core Policy 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008, Policies H14, H15, EN1 and EN2 of the Adopted Local Plan for Slough 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010. It is therefore recommended that planning permission be **granted**.

### **PART C: RECOMMENDATION**

#### 12 **Recommendation**

- 12.1 Approve subject to 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 No.A1/7818, Recd On 15/08/2012

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. No windows, other than hereby approved, shall be formed in the flank elevations 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.

INFORMATIVE(S):

1. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.
2. The applicant is advised of their requirement to comply with the Party Wall Act 1996, including the need to serve appropriate notices on neighbours before work commences.

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, H14 and H15 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 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.

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.