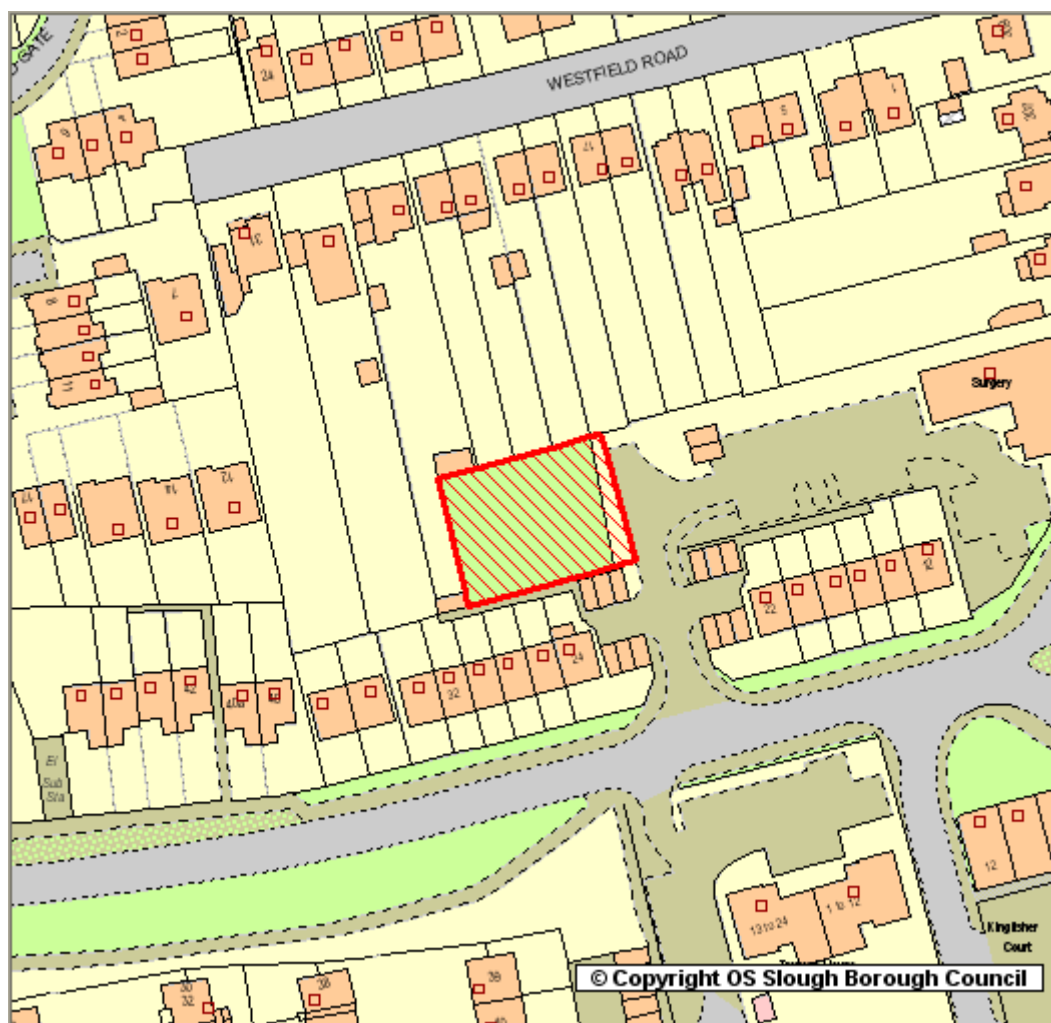


Registration Date:	09-May-2012	Applic. No:	S/00072/001
Officer:	Mr. J. Dymond	Ward:	Farnham
		Applic type:	13 week date:
Applicant:	Asset Management, Slough Borough Council		
Agent:	Mr. Michael Williams, Michael Williams Planning 42, Broadway, Maidenhead, SL6 1LU		
Location:	Land R/O 24, 26 & 28, Northborough Road, Slough, Berks		
Proposal:	ERECTION OF A TERRACE OF THREE 3 NO. DWELLINGS WITH ASSOCIATED AMENITY SPACE TO REAR, PARKING FRONT/SIDE		

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's Asset Management section 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 3 no. two bedroom dwellings. The proposed dwellings would be two storey in height and would be constructed of brick with a tiled roof.

2.2 Associated car parking provision would be provided to the front and side of the proposed dwellings, and private amenity space would be provided to the rear.

3.0 **Application Site**

3.1 The site is located within a suburban residential area. The land is currently vacant and is understood to have been unused for twenty years. The site is broadly square in shape and dimensions 23.3 metres in width and 27.2 metres in depth.

3.2 Beyond the northern, western and southern boundaries of the site are the rear gardens of those properties fronting Westfield Road (to the north) and Northborough Road (to the south). To the east of the site is Farnham Road Surgery. The road giving access to the site is an adopted highway.

4.0 **Site History**

4.1 No recent history.

5.0 **Neighbour Notification**

5.1 24, Northborough Road, Slough, SL2 1PS, 23, Westfield Road, Slough, SL2 1HE, 30, Northborough Road, Slough, SL2 1PS, 22, Northborough Road, Slough, SL2 1PS, 27, Westfield Road, Slough, SL2 1HE, 28, Northborough Road, Slough, SL2 1PS, 26, Northborough Road, Slough, SL2 1PS, 25, Westfield Road, Slough,

SL2 1HE, 19, Westfield Road, Slough, SL2 1HE, Farnham Road Surgery, 301, Farnham Road, Slough, Berkshire, SL2 1HD, 21, Westfield Road, Slough, Berkshire, SL2 1HE

- 5.2 Three letters of objection have been received. The concerns raised in these letters are summarised as follows:
- 5.3 Occupier of 19 Westfield Road – Object for the following reasons in summary:
- Reduction in privacy following removal of trees. This would be further eroded by proposed properties;
 - Front and side windows would overlook neighbouring properties;
 - Increase in noise levels at all times of the day.
- 5.4 Manager of Farnham Road Surgery – Object for the following reasons in summary:
- Further traffic problems on the shared access road outside of the Surgery. Patients and local residents use the roadway for parking. This planning application would exacerbate this problem and cause gridlock which would cause inconvenience to residents;
 - Grave concerns of the impact of these changes on access to the Surgery for ambulances and fire engines. Ambulances collect patients on an almost daily basis;
 - As part of previous planning applications at the surgery, a Section 106 Agreement has included payment towards the cost of installing parking restrictions which have not yet been implemented;
 - Proposals to use the land as parking for the Surgery would alleviate not exacerbate problems;
 - Allowing a residential development on the land would go against the Council's own priorities. There is the opportunity to utilise the land for healthcare improvements.
- 5.5 Occupier of 21 Westfield Road – Object for the following reasons in summary:
- Overshadowing, overlooking and loss of privacy;
 - Noise, disturbance;
 - Affect on natural perimeter hedgerow;
 - Appearance of buildings on surrounding area.

6.0 Consultation

6.1 Transport and Highways

No objection. Conditions recommended.

6.2 Environmental Protection

No comments received.

6.3 Tree Officer

The nearest tree outside the site is a sycamore adjacent to the north east corner of the site. This tree is subject to TPO 3/1992 as T34. The building will be sited outside the Root Protection Area of the tree. No objections.

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) Potential impact on neighbouring properties;
- 4) Amenity space for residents;
- 5) 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 proposed dwellings 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 dwellings would be two stories in height and would 8.2 metres to ridge height. The roof of the proposed dwellings would be pitched and there would be a gable end feature to the front and rear of units 1 and 3.
- 9.2 The width and depth of the proposed properties is considered to be acceptable. The proposed dwellings are considered to be of an acceptable design and appearance which would respect the character of the area.
- 9.4 With regard to landscape matters, the nearest tree outside the site is a sycamore adjacent to the north east corner of the site. This tree is subject to TPO 3/1992 as T34. The building will be sited outside the Root Protection Area of the tree. A condition requiring the submission of a landscaping scheme for the site is recommended.
- 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 **Potential Impact on Neighbouring Properties**

- 10.1 The proposed dwellings would be sited towards the northern boundary. The separation distance between the flank wall elevation of unit 1 and the rear elevation of 24 Northborough Road would be 15.5 metres. The separation distance between the flank wall of unit 3 and the northern boundary would be 1.5 metres. Beyond the northern boundary are the rear gardens of 21, 23, 25 and 27 Westfield Road. The rear gardens of these properties are 39 metres in depth. The rear garden of 27 Westfield Road wraps around the rear boundary of the application site.
- 10.2 It is not considered that the proposed dwellings would give rise to unacceptable issues relating to overlooking, overshadowing or loss of privacy. The proposed properties would be sited to ensure that reasonable separation distance would be maintained and the position of windows would not be such that a detriment to amenity would arise as a result of overlooking.

10.3 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.

11.0 **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. The rear gardens would be 12 metres in depth.

11.1 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.

12.0 **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.

12.1 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.

12.2 In the case of a property comprising three bedrooms, the adopted parking standards require that two car parking spaces be provided on site.

12.3 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 two spaces would be provided for use by occupiers of each proposed dwelling.

12.4 It is considered that the level of parking provision proposed would be acceptable.

12.5 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.

13.0 **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.

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

PART C: RECOMMENDATION

14.0 **Recommendation**

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 No. NR/SBC/01Rev (A), Recd On 26/07/2012
- (b) Drawing No. NR/SBC/02, Recd On 26/07/2012
- (c) Drawing No. NR/SBC/03, Recd On 26/07/2012
- (d) Drawing No. NR/SBC/04, Recd On 01/05/2012
- (e) Drawing Title. Layout at 1/125 Scale, Recd On 01/05/2012
- (f) Drawing Title. Land at Northborough Road, Dated 19/04/2012, Recd On 20/04/2012

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 Adopted Local Plan for Slough 2004.

4. Samples of external materials to be used in the construction of the access road, pathways and communal areas within 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 Adopted Plan for Slough 2004.

5. 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.

6. No development shall commence until tree protection measures during construction of the development for existing retained trees (as identified on the approved landscaping scheme) have been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to works beginning on site and shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN3 of The Adopted Local Plan for Slough 2004.

7. 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.

8. No windows, other than those hereby approved, shall be formed in the north and south 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 in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

9. The en-suite window at first floor level in the south elevation and the staircase window at first floor level in the north elevation 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 H13 of The Adopted Local Plan for Slough 2004.

10. No development shall commence until a plan to show 2 no. car parking spaces per property has been submitted to and approved in writing by the Local Planning Authority. These shall be provided on site in accordance with the approved details 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 and Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

11. No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed 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 on the local highway network in accordance with 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.

12. No development shall commence until details of the proposed bin store (to include siting, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

13. No development shall be begun until details of the cycle parking provision (including location, housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 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.

14. 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 Policies EN1 and H14 of The Adopted Local Plan for Slough 2004.

15. Full details of the surface water disposal shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved. Once approved, the details shall be fully implemented prior to the first occupation of the dwellings and retained as such thereafter.

REASON To prevent the risk of flooding in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

16. During the 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 to 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.

17. 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. 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.

2. 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.

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; 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.