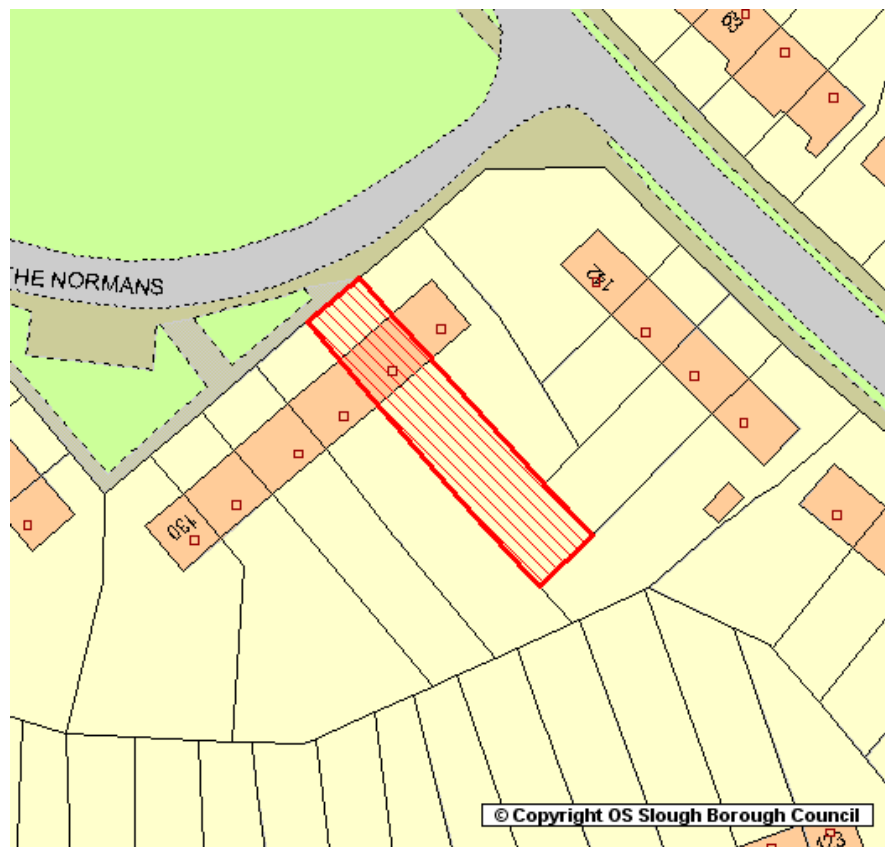


Registration Date:	06-Jul-2012	Applic. No:	P/15126/002
Officer:	Mr. M. Brown	Ward:	Wexham Lea
		Applic type:	13 week date:
Applicant:	Mr. A Asghar		
Agent:	Abdul Wajid, AWarchitecture 12, Waverley Road, Slough, SL1 4XN		
Location:	138, The Normans, Slough, SL2 5TU		
Proposal:	ERECTION OF A SINGLE STOREY FRONT EXTENSION WITH A MONO PITCHED ROOF FOR DISABLED PERSON		

**Recommendation: Refuse**



## **P/15126/002**

### 1.0 **SUMMARY OF RECOMMENDATION**

1.1 This application is being recommended for refusal, for the reason set out at the end of this report.

1.2 This is a householder application which would normally be determined by Officers under the approved scheme of delegation. However the application has been called in for determination by Planning Committee on the request of Cllr Paul Sohal who considers the application to be acceptable given the special requirements of the applicants.

### **PART A: BACKGROUND**

#### 2.0 **Proposal**

2.1 This is a householder planning application for a single storey front extension with a pitched roof. The front extension will provide a toilet and wash basin and entrance porch. It measures 3.775m wide, 1.5m deep and a pitched roof height of 2.85m

2.2 The application is accompanied by plans showing the site location, site layout, elevations and floor plans. A letter from Melissa Mohr an Occupational Therapist has been submitted stating that one of the occupants of this dwelling is registered as a disabled person under the Chronically Sick and Disabled Persons Act 1974.

#### 3.0 **Application Site**

3.1 The subject property is a mid terrace property on the south east side of The Normans. The Normans is a horse shoe shaped residential crescent style development.

3.2 The site is located within a residential area where rows of terraced properties are prevalent fronting the properties is a larger open space. The application sites front garden is entirely block paved with a dropped curb to provide off street car parking.

#### 4.0 **Relevant Site History**

4.1 A planning application was approved for a single storey front extension 2.8m wide, 1.85m deep and 3m high under planning ref: P/15126/001. Permission was granted 7<sup>th</sup> June 2012.

4.2 The needs of the applicant were noted during the previous application and the dimensions of the approved front extension were considered to accord with the demands of the applicants and provide the downstairs toilet as required, whilst being at the very limit of what we consider acceptable for a front extension to a property of this size.

#### 5.0 **Neighbour Notification**

5.1 136, 140, 142, 144, 146, 148 The Normans. No responses received.

6.0 **Consultation**

6.1 N/A

**PART B: PLANNING APPRAISAL**

7.0 **Policy Background**

7.1 The application is considered alongside the following policies:

Adopted Local Plan for Slough 2004. Relevant Policies H15 (residential Extensions), EN1 (Standard of Design) and EN2 (Extensions).

Slough Local Development Framework, Core Strategy 2006 – 2026 Development Plan Document, December 2007. Relevant Policies are Core Policy 7 (Transport) and Core Policy 8 (Sustainability and the Environment).

Council's adopted Residential extensions Guidelines Supplementary Planning Document, January 2010.

National Policy Guidance:  
National Planning Policy Framework

7.2 The main planning considerations are therefore considered to be:

- Design and impact on the street scene
- The need for the extension
- Car Parking
- Amenity space

**Assessment**

8.0 **Design and Appearance**

8.1 Policy EN1 of the adopted Local Plan states that development proposals are required to reflect a high standard of design and must be compatible with and/ or improve their surroundings in terms of scale, height, massing/ bulk, layout, siting, building form and design, architectural style, materials, access points and servicing, visual impact, relationship to nearby properties, relationship to mature trees; and relationship to watercourses.

Policy EN1 of the adopted Local Plan states that proposals for extensions should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure and should not result in loss of sunlight or create overshadowing.

Core Policy 8 of the Core Strategy requires that, in terms of design, all development:

- a) Be of high quality design that is practical, attractive, safe, accessible and adaptable;
- b) Respect its location and surroundings;
- c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and
- d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.

The Council's adopted Residential extensions Guidelines Supplementary Planning Document, January 2010 has certain criteria relating to Front extension under Section 3 Front extensions.

- 8.2 Planning permission is sought for a 3.775m wide, 1.5m deep and 2.85m and will provide an entrance porch and with a toilet and wash basin.
- 8.3 The proposed extension would be contrary to guidelines and would result in a development which is detrimental to the character and appearance of the original dwelling. As such the proposals 3.775m width is considered contrary to the proportions of the original dwelling and would be contrary to the established street scene, if permitted the proposal would result in an unwelcome precedent of poorly considered development that is contrary to Policy EN1 of the adopted Local Plan which states that proposals for extensions should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure. The proposal clearly fails to achieve this.
- 8.4 The properties in The Normans are predominantly flat fronted terraced dwellings with only a few exceptions accommodating front porches. It would appear that these porches have been constructed under the auspices of the General Permitted Development Order. The established and predominant street scene is for properties without front porches. The proposed scheme would result in inappropriate development.
- 8.6 The proposal is considered excessively wide given that the width of the original dwelling is 7.5m wide, the proposed extensions has a width of 3.775m this is not considered subordinate to the original dwelling. The front extension would accommodate approximately 50% of the frontage of the dwelling this is considered disproportionate. Section 3.4 of Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document Adopted January 2010 states, *"Instead front porch extensions must be in proportion with the original house, must not appear overly dominant in the street scene"* It is therefore considered that the proposed extension would result in a development that is detrimental to the visual and general character of the area and is contrary to the relevant policies and government guidance.
- 8.7 The proposal is also considered contrary to EX1 of Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document Adopted January 2010 which states *"Front extensions shall be single storey and normally restricted to front porches only"*. The proposal can not be considered as a front porch by virtue of the scale and width of the proposal and if we were to allow a front extension of this size and scale it is considered to result in an unwelcome precedent being created which would change the character and appearance of the existing dwelling and the wider street scene, resulting in a negative change to the street scene irreparably.

9.0 **The Need for the proposed extension**

- 9.1 The applicant and Councillor Sohal state that the proposed toilet is required for children with special care and the subsequent domestic requirements; the extension has been designed to fit the minimum

possible sizes of the shower and toilet fixture.

- 9.2 Whilst the needs of the applicant are noted and fully considered there has been no real justification as to why a front extension is required to be of this excessive size and width on a technical basis. Although we have received a letter from Services for Children with Learning Disabilities and Disabilities stating the applicant is registered with them there is no supporting information stating the needs and requirements.
- 9.3 The applicant has also failed to justify why the front porch granted under Planning Permission P/15126/001 is inadequate to the applicants needs. The approved scheme would accord with the requirements of Accessibility by Design and are considered to accord with our requirements.
- 9.4 During this application and the previous application the applicant was advised to accommodate the proposed facilities within the existing house thus negating the need for planning permission. Whilst sympathetic to the needs of the applicant, these needs alone are not considered to constitute a justifiable reason for approval for an otherwise unreasonable scale of development, this is especially pertinent given the alternatives for a toilet which are available to the applicant internally and given due regard to the previously approved front extension. The Council has attempted to provide alternatives schemes which would overcome our concerns of which the applicant and agent have opted against.

#### 10.0 **Car Parking**

- 10.1 Core Policy 7 (Transport) of the Slough Local Development Framework, Core Strategy 2006-2026, (Development Plan Document), requires that all new development should reinforce the principles of the transport strategy as set out in the Council's Local Transport Plan and Spatial Strategy, which seek to ensure that new development is sustainable and that the level of parking within residential development will be appropriate to both its location and the scale of the development and taking account of local parking conditions, the impact on the street scene and the need to overcome road safety problems and protect the amenities of adjoining residents.
- 10.2 It is demonstrated on plan number PL/1083a/02 that two parking spaces can be provided off street in the large block paved area to the front of the property.

#### 11.0 **Amenity Space**

- 11.1 Policy H14 (Amenity Space) of the adopted Local Plan the appropriate level of amenity space will be determined through consideration of type and size of the dwelling, the type of household likely to occupy the dwelling, quality of the space in terms of area, depth, orientation, privacy, attractiveness, usefulness and accessibility, character of the surrounding area in terms of size and type of amenity space for existing dwellings and proximity to existing public open space.
- 11.3 The residential amenity of the neighbouring properties will not be materially affected by the proposed development.

12.0 **Summary**

12.1 Having regard to the matters set out above, this application is recommended for **refusal** for the reason set out below.

**PART C: RECOMMENDATION**

13.0 **Recommendation**

Refuse.

14.0 **PART D: REASON FOR REFUSAL**

The proposed front porch by virtue of its excessive width would result in a development which is out of proportion with the original house and would appear overly dominant within the street, thereby detracting from the character and appearance of the original house and that of the local area. As such the proposed development is therefore contrary to Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004 of EX1 of The Slough Local Development Framework, Residential Extension Guidelines, Supplementary Planning Document, January 2010 and the National Planning Policy Framework

INFORMATIVE(S):

The development hereby refused was submitted with the following plans and drawings:

Drawing No: PL/1083a/02