

Registration Date:	11-Dec-2012	Applic. No:	P/01433/014
Officer:	Mr Smyth	Ward:	Upton
		Applic type:	Major
		13 week date:	12 th March 2013

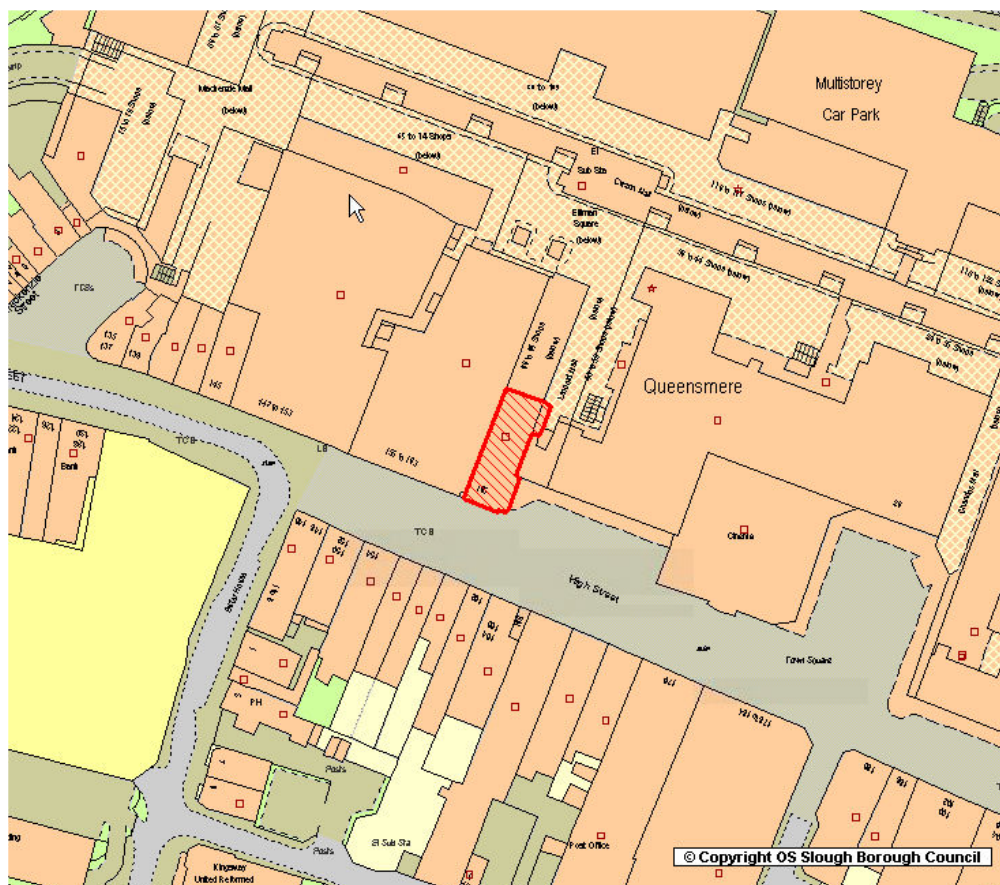
Applicant: Slough Shopping Centre LLP

Agent: Mr. John Blackwell, Cunnane Town Planning LLP 67, Strathmore Road, Teddington, Middlesex, TW11 8UH

Location: 165, High Street, Slough, Berks, SL1 1DS

Proposal: ERECTION OF A TWO STOREY EXTENSION TO CREATE 2 NO. FLOORS OF RESIDENTIAL ACCOMMODATION ON TOP OF THE EXISTING BUILDING AND CHANGE OF USE OF FIRST AND SECOND FLOORS OF THE EXISTING BUILDING FROM CLASS A2 OFFICE USE TO CLASS C3 RESIDENTIAL TO CREATE 6 NO. ONE BEDROOM AND 6 NO. TWO BEDROOM FLATS WITH PEDESTRIAN ACCESS FROM HIGH STREET. CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 RETAIL TO CLASS A1 RETAIL, CLASS A3 RESTAURANT/CAFE OR CLASS A5 HOT FOOT TAKEAWAY.

Recommendation: Delegate to HPPP



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 This is a major application comprising 12 no. dwelling units which is bought before Planning Committee for decision.
- 1.2 Having considered the relevant Policies below and subject to the satisfactory resolution of all outstanding details, the development is considered not to have an adverse affect on the sustainability and the environment for the reasons set out.
- 1.3 That the application be delegated to the Head of Planning Policy and Projects for resolution outstanding matters relating to fenestration, internal layout, building heights and servicing , no substantive objections being received finalising conditions and final determination

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 The proposal is for the erection of a two storey extension to create 2 no. floors of residential accommodation on top of the existing building and change of use of the first and second floors of the existing building from Class A2 Office Use to Class C3 Residential to create 6 no. one bedroom and 6 no. two bedroom flats with pedestrian access from High Street. Change of Use of ground floor from Class A1 retail to Class A1 retail, Class A3 restaurant/cafe or Class A5 hot food takeaway.
- 2.2 No physical changes are proposed to the ground floor at this stage, which retains an open floor plate. There are stairs leading up to the first and second floors together with a small service lift at the northern end of the property. There is a separate pedestrian entrance and stair from the High Street frontage also providing access to the first and second floors
- 2.3 At first floor level 2 no. two bedroom flats are proposed. Bicycle parking is shown for 3 no. bicycles together with an additional storage area. The main bedroom and lounge serving Flat 1 takes its aspect light and sunlight from due south facing onto High Street, utilising the existing frontage fenestration .Additional light and aspect is provided within the western elevation utilising angled bay windows. Angled bay windows also provide the main aspect and light to bedroom 2. Flat 2 relies wholly upon the installation of angled bay windows for its light and aspect to the main bedroom and the lounge/secondary bedroom. A removable dividing screen wall is proposed together with sun pipes to improve

daylight/sunlight penetration to the northern part of the room. Both flats have access to a roof terrace area separated by a glazed screen. A communal bin store is shown at first floor level serviceable from the existing Queensmere service deck.

- 2.4 Internal layout of the second floor is similar to that of the first floor, other than the lack of external terraces. Juliette balconies with safety balustrade are proposed instead
- 2.5 The third and fourth floors have similar internal layouts accessed from a single stair. Each floor contains 1 no. two bedroom and 3 no. one bedroom flats. Flat 5 on the third floor and flat 9 on the fourth floor takes their principle aspect, daylight and sunlight from the south, with windows facing directly onto High Street. Flats 6, 7 and 8 on the third floor and 10, 11 and 12 on the fourth floor take their aspect daylight and sunlight from the west with views over sailing the neighbouring building at 167 High Street towards the cinema building which is some 40 metres to the west. The neighbouring building is within the same ownership. Terraces are provided for the units on the third floor but not on the fourth floor. Each terrace is separated by a privacy screen. There is no lift to the third or fourth floors. Sun pipes are proposed at both upper levels.
- 2.6 The design and appearance of the proposed extensions are similar to the existing building retaining similar proportions of wall to fenestration and style and appearance of the fenestration itself. The total height of the building is shown to line through with that of the neighbouring building at 163 High Street, which is currently occupied by Debenhams. Building heights within this part of High Street are fairly consistent.
- 2.7 The one bedroom flats range in size from 38 sq m to 45 sq m and the two bedroom flats range in size from 66 sq m to 76 sq m. A number of amendments and clarification of detail has been sought including kitchen provision, refuse and servicing, enhanced bicycle parking/storage and other changes to the internal layouts and an update will be reported on the Amendment Sheet.
- 3.0 **Application Site**
- 3.1 The site occupies a town centre location currently forming a shop unit with a High Street frontage which recesses into the broader Queensmere shopping centre. Immediately adjacent to the unit, is one of three entrances into the Queensmere shopping centre from High Street. The building is three storeys with retail on the ground floor and ancillary storage and offices above. The building was constructed in 1960s using a mix of brick work and external white render. The building is finished with a flat roof. The ground floor displays a modern shop front with large display window and the rear of the building can be accessed from the Queensmere service

deck.

- 3.2 To the east is a three storey retail unit currently occupied by Debenhams. Although of a similar story height to the host property, it has more generous internal floor to ceiling heights and sits higher than the host building. The host property is located within the primary shopping frontage. Having a town centre location it is well situated for public transport and other services and facilities.

4.0 **Site History**

- 4.1 The most relevant planning history relates to the previous planning application P/01433/013 for change of use of first floor and second floor from retail/office (Class A1/B) to residential to provide 7 no. one bedroom flats and additional third floor to provide 4 no. one bedroom flats.
- 4.2 That application was withdrawn on 10th November 2011 by the applicant following objections raised by officers.

5.0 **Neighbour Notification**

- 5.1 Debenhams Plc, 155, High Street; Burger King (uk) Ltd, 150-152 High Street; 154a High Street; First Choice Holidays 154, High Street; Video Games Ltd 156, High Street; British Heart Foundation 158, High Street; Cheltenham & Gloucester Plc 160, High Street; Travelzone 160, High Street; T Mobile Ltd 162, High Street; Reed Employment Ltd 164, High Street; Goldmead Ltd 166, High Street; Nationwide Bldg Soc 170, High Street; Mcdonalds Restaurants Ltd 172, High Street; Savers 174, High Street; W H Smith Ltd 176, High Street; Post Office 176, High Street; Ernest Jones 56, Queensmere; The Barber Shop 58, Queensmere; Pizza Hut (uk) Ltd 59, Queensmere; H & M Hennes 52-53 Queensmere; The Orange Shop 46, Queensmere; Next Retail Ltd 46-55 Queensmere; 3 Store 70, Queensmere; Evans Ltd 71, Queensmere; 74c Queensmere; Tobacco Mart 74d Queensmere; Phones 4 U 74b Queensmere; 76, Queensmere Slough; Chemistry 54, Queensmere; 62, Queensmere; Carphone Warehouse, 68, Queensmere; Accessorize 72a Queensmere; The China Doctor 39a Queensmere; Chinese Medicine 74e Queensmere; O2 74, Queensmere; 74a Queensmere; Culture Café 24, Queensmere; Dragon Chef 75-77 Queensmere; K F C 55-57 Queensmere; The Body Shop International Plc 66, Queensmere; Card Factory 72, Queensmere;
- 5.2 The 21 day consultation period expires on 6th February 2013. Any comments received will be reported on the Amendment Sheet.

- 5.3 The press notice published and site notice displayed on 1st February 2013. 21 day period for comment expires on 21st February 2013. Any comments received will be reported on the Amendment Sheet.
- 6.0 **Consultation**
- 6.1 Transport & Highways: - Late consultation. Any comments will be reported on the Amendment Sheet
- 6.2 Town Centre Manager: - Late consultation. Any comments will be reported on the Amendment Sheet
- 6.3 Thames Valley Police: - Late consultation. Any comments will be reported on the Amendment Sheet
- 6.4 Waste Management Team: - Late consultation. Any comments will be reported on the Amendment Sheet

PART B: PLANNING APPRAISAL

- 7.0 **Policy Background**
- 7.1 This application is assessed against;
- The National Policy Framework
 - Slough Local Development Framework Core Strategy (2006 – 2026) Development Plan Document December 2008
- Core Policy 1(Spatial Planning Strategy),
Core Policy 3 (Housing Distribution),
Core Policy 4 (Type of Housing),
Core Policy 6 (Retail, leisure & Community Facilities)
Core Policy 8 (Sustainability & the Environment).
Core Policy 12 (Community Safety)
- Adopted Local Plan for Slough 2004
- Policy H7 (Town Centre Housing}
Policy H11 (Change of Use to Residential)
Policy H14 (Amenity Space)
Policy S12 (Change of Use from A1 to A3)
Policy EN1 (Standard of Design)
- 7.2 The application is considered in relation to:
- The Principle of Housing and Mixed Use Development
 - Design & Street Scene Impact

- Quality of Housing
- Access Servicing & Parking
- Amenity Space
- Designing Out Crime

8.0 **The Principle of Housing and Mixed Use Development**

8.1 The National Planning Policy Framework states planning should:

- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.....*
- *encourage the effective use of land by reusing land that has been previously developed (brownfield land).....*
- *promote mixed use developments.....*
- *recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites..... normally approve planning applications for change to residential use and any associated development from commercial buildings.....*

8.2 With respect the ground floor retail element for which an open planning permission for A1, A3 or A5 is being sought Policy S12 states: Proposals for a change of use from retail to uses within the food and drink Use Class A3 will be permitted in either the primary or secondary shopping frontages subject to all of the following criteria being met:

- a. the proposal should provide a shop front design synonymous with a shopping location;
- b. if in the primary frontage, the proposal will not result in three or more similar uses being located next to each other;
- c. the proposal can demonstrate that levels of pedestrian flow will not be adversely affected;
- d. the proposal seeks to trade at hours complementary to a retail location;
- e. all proposals should provide appropriate servicing from the rear of the property utilising existing service roads. Where full rear servicing does not currently exist, the proposal will only be permitted if it is clear that servicing would not lead to traffic congestion and obstruction to parking and access;
- f. proposals must not result in any adverse environmental effects.

8.3 Core Policy of the LDF Core Strategy states: *Proposals for high density housing..... will be located in the appropriate parts of the town centre.* Core Policy 3 allocates a minimum of 3000 dwellings to the Town Centre. Core Policy 4 states that: *High-density housing should be located in Slough town centre.*

8.4 Policy H7 of the Local Plan states:*Within the Town Centre Commercial Core area, priority will be given to the development of mixed use schemes, including a residential element, unless it can be demonstrated that the site is unsuitable for residential use.*

8.5 Policy H11 states: Proposals for the conversion and change of use of existing commercial properties to residential use will be permitted subject to their meeting all of the following criteria:

- a. a satisfactory independent access is provided;
- b. any parking provision meet the aims of the integrated transport strategy;
- c. satisfactory minimum room sizes and internal layouts are achieved; and
- d. satisfactory sound insulation measures are taken between each residential unit and adjoining properties.

Proposals should also provide appropriate amenity area which can take the form of roof gardens, balconies, or more traditional forms of amenity space such as ground level gardens

8.6 The principle of providing housing in the Town Centre Area is acceptable as being a sustainable form of development. It would make effective and efficient use of an existing underutilised building, promotes a mixed scheme and would add to the vitality of the town centre in accordance with the principles underlying the aims and objectives of National Planning Policy Framework. It further complies with the requirements of Core Policies 1, 3 and 4 of the Local Development Core Strategy, Development Plan Document, in terms of housing location and distribution, housing type and density. The proposals which represent a mixed use retail and housing scheme, comply with the principles of Policy H7 of the Adopted Local Plan which supports the principle of such schemes within the Town Centre Commercial Core Area.

8.7 No objections are raised to the principle of housing as part of a mixed use scheme, in accordance with the NPPF, the Slough LDF Core Strategy or the adopted Local Plan for Slough nor to the principle of A3 or A5 use on the ground floor subject to appropriate conditions covering details of any extraction of ventilation extracting ducting and flue; opening hours and appropriate shop front design.

9.0 **Design & Street Scene Impact**

9.1 The National Planning Policy Framework states: *planning should always seek to secure high quality design and a good standard of amenity. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

9.2 Core Policy 8 of the LDF Core Strategy states: *All development will:*

- (a) Be of a 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*
- (d) Be in accordance with the Spatial Strategy in terms of its height scale massing and architectural style*

9.3

Policy EN1 of the Adopted Local Plan states: Development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of:

- a. scale;*
- b. height;*
- c. massing/Bulk;*
- d. layout;*
- e. siting;*
- f. building form and design;*
- g. architectural style;*
- h. materials;*
- i. access points and servicing;*
- j. visual impact;*
- k. relationship to nearby properties;*
- l. relationship to mature trees; and*
- m. relationship to water courses.*

These factors will be assessed in the context of each site and their immediate surroundings. Poor designs which are not in keeping with their surroundings and schemes which result in over-development of a site will be refused.

9.4

The main design issues relate to: the height of the building in relation to neighbouring buildings, the introduction of angled bay windows onto an otherwise blank flank wall elevation and the design and appearance of the proposed extension in relation to the host building and general street scene.

Height and Massing of Building

9.5

The submitted elevations show the height of the extended building to line through with the top of the neighbouring building(s), Clarification that this reflects the correct scenario has been sought

from the applicant, who has responded that:

"We understand your wish that the final height on the elevations should match up with 163 High Street (Debenhams). The project architect points out that visual inspection is often misleading due to the roof detailing currently at No.165 where the parapet extends higher from the ceiling/roof level. From the site survey and the architect's calculations, our clients are confident there is enough room to allow for the two additional floors to have 2.3m floor-to-ceiling heights and a space of 300mm for the construction of the new floor".

Architectural Style

- 9.6 The proposed extensions are not designed to be proportionate nor subordinate to the host building but are designed to be integral to the main building by replicating the existing architectural style of the building, utilising matching materials and adopting the same proportions and style of fenestration
- 9.7 The introduction of angled bay windows in the western flank wall of the existing building at first and second floor levels represents an alien but necessary design feature to ensure reasonable aspect and daylighting levels for the future occupants of the effected dwelling units. Given that this elevation at the lower levels is partly screened from view, by the existing of the neighbouring building, these would not unduly impact on the character and appearance of this part of the High Street.
- 9.8 No objections are raised on grounds of Design or Street Scene Impact in accordance with the NPPF, Core Policy 8 of the LDF Core Strategy or Policy EN1 of the Adopted Local Plan.

10.0 **Quality of Housing**

- 10.1 The overarching principles of the NPPF state that: *planning should always seek to secure high quality design and a good standard of amenity* for all existing and future occupants of land and buildings. Policy H11 of the adopted Local Plan states: proposals for the conversion and change of use of existing commercial properties to residential use will be permitted subject to meeting all of the following criteria:
- (c) satisfactory minimum room sizes and internal layouts.
- 10.2 The quality of housing is assessed in relation to room sizes & layout, aspect and daylight & sunlight.

Room Sizes & Layout

- 10.3 Internal floor areas are shown on the deposited floor plans and in all cases the floor areas shown comply with the minimum room sizes as set out in the Council's approved guidelines. Clarification is being sought from the applicant with regards to the provision of separate kitchens or kitchen areas within lounges. Some concerns have been expressed with respect to the layout of flats 2 and 4 which are shown as two bedroom flats, but with one of the bedrooms being combined with lounge and assumed kitchen area. Changes to the layout of these flats have been sought. An update will be included on the Amendment Sheet.

Aspect

- 10.4 The lounge to flat 1 on the first floor and flat 3 on the second floor takes its aspect from the front of the building facing due south. The main bedroom to each flat has a dual aspect and the second bedroom takes its aspect from the east with the use of angled bay windows. Flat 2 on the first floor and flat 4 on the second floor take their aspect from the south using angled bay windows to provide a directional view towards the High Street. The arrangements for the flats on the proposed third and fourth floors is similar, except that angle bay windows are not provided for directional view, as unlike the lower floors, views are possible over the top of the neighbouring building, which is within the same ownership as the applicant. The nearest tall building is the cinema, the flank wall of which is sited over 40 metres to the east. In addition the lounge serving flat 8 on the third floor and flat 12 on the fourth floor have a dual aspect . The only room with a relatively poor aspect is the second bedroom serving flats 8 and 12 which in both cases has a northerly aspect looking towards the rear service area, but the view for which is substantially narrowed by the presence of the neighbouring building.

Day and Sunlight

- 10.5 No daylighting / sunlighting study has been submitted with the application. However, for the most part it is considered that the habitable rooms serving the flats which have either a southern or easterly aspect will receive adequate day light. Given the sun path the amount of sunlight received will vary between the flats. The principle rooms serving flats 1, 3, 5 and 9 which have an easterly aspect will receive sunlight from early morning through to midday or just after. The second bedroom serving flats 1 and 3 and the principle rooms serving flat 2 and 4 will have an easterly aspect and will experience reduced sunlight in the early mornings and little or no sunlight after midday. It is proposed to introduce sun pipes to serve flats 2 and 4 which will improve living conditions within those units. Flats 6, 7, 8, 10, 11 and 12 on the third and fourth floors also

take their aspect from the east and will benefit from early morning sun through to midday or shortly afterwards. The only exception will be the second bedroom serving flats 8 and 12 which only have a northerly aspect and will receive no appreciable sun light.

- 10.6 Subject to changes to the layout of flats 2 and 4 to improve daylight penetration to habitable areas and general living conditions no objections are raised on grounds of housing quality and living conditions for future occupants in accordance with the overarching principles of the National Planning Policy Framework and Policy H11 of the adopted local Plan.

11.0 **Access Servicing & Parking**

- 11.1 The NPPF states that: *planning should aim to safe and accessible developments, containing clear and legible pedestrian routes.....`*
- 11.2 Core Policy 8 of the LDF Core Strategy states that: *All development will be of a high quality design, attractive, safe, accessible and adaptable.*
- 11.3 Policy H11 of the Adopted Local Plan states: *proposals for the conversion and change of use of existing commercial properties to residential use will be permitted subject to meeting all of the following criteria:*
- a) *a satisfactory independent access is provided*
 - b) *any parking provision meets the aims of the integrated transport strategy*
- 11.4 Policy T2 of the Adopted local Plan states that: *....the maximum level of on-site parking provision for the private car will be restricted to a maximum level in accordance with the integrated transport strategy.* The supporting parking standards require nil car parking and 1 no. bicycle parking space per dwelling for residential schemes in the town centre.
- 11.5 A pedestrian access, separate to the shop entrance is provided from High Street. Existing stairs are also available at the northern end of the building serving the ground first and second floors. This staircase provides escape in the event of fire and accesses onto the service deck at first floor level, via a series further external steps. There is also a small service lift, which serves ground to second floors. The proposals do not include extending the lift to serve the third and fourth floors.
- 11.6 Servicing including refuse collection is via the existing rear service deck at first floor level. A bin store has been provided on the rear

service deck adjacent to the fire exit at first floor level, large enough to accommodate 6 no. 1100 litre euro bins, in accordance with guidance given in the Developers Guide. The Council's Waste Management Section and Highway Engineers has been consulted on the servicing proposals and any comments received will be reported on the Amendment Sheet.

- 11.7 Concern has been expressed regarding travel distances particularly for the upper floor flats, some of the occupiers for which will need to negotiate a number of stairs and use a service lift to be able to deposit their rubbish within the bin store provided. In some cases these travel distances will exceed the guidance in the building regulations which indicate a 30 metres travel distance as being the normal maximum acceptable carrying distance. This matter is being addressed by the Building Control section in relation to a concurrent building regulations application.
- 11.8 2 no. cycle stores are provided on the first and second floors capable of providing cycle parking for 6 no. bicycles. Whilst there is a shortfall of 6 no. spaces/racks there is space available for an enlarged cycle store on both levels. The Council's highway engineers have proposed that individual lockers of a size sufficient to accommodate a bicycle be provided for each of the flats within the 2 no. enlarged stores and which if not used for cycle storage can be used for more general storage by the occupiers. Amended plans have been requested showing the enlarged cycle stores and subject to receipt, these amendments together with any comments received from the Council's highway engineers be reported on the Amendment Sheet.
- 11.9 To access the bicycle stores requires access from the rear service deck, from where there is access to a service lift. Whilst this is not desirable from a crime/fear of crime perspective, the alternative is for the individual occupier(s) to carry the bicycle up one of possibly two flights of stairs, if using the access from High Street.
- 11.10 The difficulties associated with carry distances for refuse disposal by the future occupiers of the upper floor flats could be eased if the existing lift was to be extended up into the third and fourth floors. However, this has not been agreed with the applicant. Similarly, access to the cycle store is far from ideal having to use the rear service ramp, however, an alternative provision on the ground floor adjacent to the High Street entrance would significantly eat into the ground floor retail space. The applicant has been requested to look for solutions to the issue of carrying distances and to provide amended plans showing 2 no. enlarged cycle stores. Further updates will be given on the Amendment Sheet. Subject to the submission of further information/amendments a view will need to be taken as to whether or not the proposals fully comply with guidance in the NPPF, Core Policy 8 of the LDF Core Strategy and

Policies H11 and T2 of the adopted local Plan in respect of these matters.

12.0 **Amenity Space**

12.1 The overarching principles of the NPPF state that: *planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

12.2 Policy H11 of the adopted local Plan states: Policy H11 of the adopted Local Plan states: *proposals for the conversion and change of use of existing commercial properties to residential use will be permitted subject to meeting all of the following criteria.....proposals should also provide appropriate amenity area which can take the form of roof gardens, balconies, or more traditional forms of amenity space such as ground floor level gardens.*

12.3 Policy H14 of the adopted Local Plan states: *The appropriate level will be determined through consideration of the following criteria:*

- a. type and size of dwelling and type of household likely to occupy dwelling;*
- b. quality of proposed amenity space in terms of area, depth, orientation, privacy, attractiveness, usefulness and accessibility;*
- c. character of surrounding area in terms of size and type of amenity space for existing dwellings;*
- d. proximity to existing public open space and play facilities; and*
- e. provision and size of balconies*

12.4 Private terraces are provided to flats 1 and 2 on the first floor and Juliette balconies to flats 3 and 4 on the second floor. This pattern is repeated on the third and fourth floors. As the private terraces on the third floor will over sail habitable accommodation on the second floor, good sound proofing insulation will be required.

12.5 Approximately 50% of the flats will have access to a roof terrace, the remainder will have Juliette balconies. Given that this is a town centre site no objections are raised on grounds of amenity space provision in accordance with policies H11 and H14 of the Adopted Local Plan.

13.0 **Designing Out Crime**

- 13.1 The NPPF states: *Planning policies and decisions should aim to ensure that developments: create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion...*
- 13.2 Core Policy 12 of the LDF Core strategy states:

All new development should be laid out and designed to create safe and attractive environments in accordance with the recognised best practice for designing out crime.....
- 13.3 Policy EN5 of the adopted Local Plan states: *All development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour.....*
- 13.4 The Thames Valley Police Crime Prevention Design Adviser has advised verbally that whilst he raises no objection in principle he does have some concerns about the pedestrian access which would be available from the rear service deck, particularly for those occupants who cycle, both in terms of the poor quality environment which this provides and due to concerns about crime or fear of crime. He will as minimum be seeking secure entry. Any formal comments received will be included on the Amendment Sheet.
- 13.5 Providing cycle parking on the ground floor or creating an access to the rear service lift from the High Street frontage, would both result in the loss of retail floorspace. Therefore on the basis that a rear access would remain for those occupants who cycle then it is proposed that a condition be imposed requiring the submission of a security management plan which could include measures to introduce CCTV, entry control and external security lighting. Subject to the imposition of an appropriately worded condition covering security measures no objections are raised on grounds of crime or fear of crime in accordance with the NPPF, Core Policy 12 of the LDF Core Strategy or Policy EN5 of the Adopted Local Plan.

14.0 **Summary and Conclusions**

- 14.1 No objections are raised to the principle of housing as part of a mixed use scheme, in accordance with the NPPF, the Slough LDF Core Strategy or the adopted Local Plan for Slough. Points of clarification and amendments have been sought from the applicant relating to fenestration, internal layout, building heights servicing and cycle parking which together impact upon the quality of the housing being provided. Responses received from the applicant will be reported on the Amendment Sheet. The period for consultation has not expired at the time that this report has been written and any comments received will also be reported on the Amendment Sheet

PART C: RECOMMENDATION

15.0 Recommendation

- 15.1 That the application be delegated to the Head of Planning Policy and Projects for resolution outstanding matters relating to fenestration, internal layout, building heights and servicing , no substantive objections being received finalising conditions and final determination.

In the event that the outstanding matters have not been resolved by the 13 week determination target date that the Head of Planning Policy and Project reserves the right to refuse planning permission on the following grounds:

The development does not deliver good quality housing as a result of poor internal layout and inadequate day lighting particularly relating to flats 2 and 4 as shown on the deposited plan thereby resulting in poor living conditions for future occupants contrary to the National Planning Policy Framework (Core Planning Principles) and Policy H11 of the Adopted Local Plan for Slough 2004.

- 15.2 On the basis that all outstanding matters are adequately addressed then the following conditions (headings only) would be applied:

16.0 PART D: LIST OF CONDITIONS - HEADINGS

1. Time limit, 3 years
2. Approved drawings
3. Bicycle parking to be provided pre- occupation (of the flats)
4. Security management plan to be submitted pre-commencement (of the flats)
5. Servicing to take place from the rear service deck and not from High Street
6. Details of Bin store to be submitted pre commencement (of the flats) and installed pre- occupation (of the flats)
7. Directional view due south for angled windows
8. Insulation of flats to protect against external noise –pre commencement (of the flats)
9. External materials – pre commencement of development
10. Maximum building height
11. Sun pipes to be installed pre-occupation of the flats in accordance with further details to be submitted for written

Approval

12. Prior to the occupation of the ground floor for A3 or A5 use, ventilation and fume extraction to be installed and maintained in accordance with details first approved in writing by the Local Planning Authority
13. Submission of Waste Minimisation Plan prior to commencement of development
14. Opening hours for A3 or A5 use of ground floor
15. Noise from equipment – no increase in ambient background noise at nearest noise sensitive boundary

Informatives

1. House numbering
2. Planning policies
3. Any changes to the shop front will require a separate planning application.
4. Pro- active & positive planning