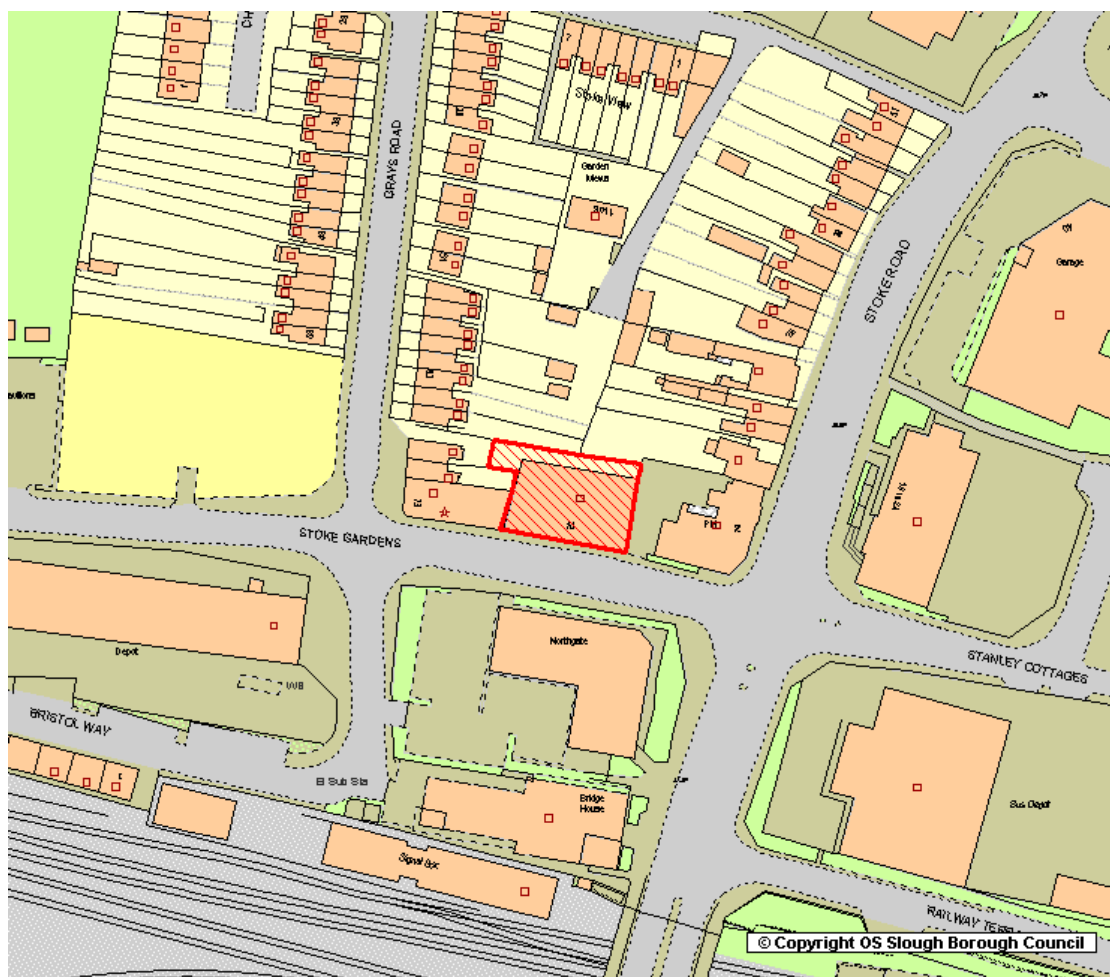


Registration Date:	27-Nov-2012	Applic. No:	P/05597/012
Officer:	Mr. J. Dymond	Ward:	Central
		Applic type:	Major
		13 week date:	26 <sup>th</sup> February 2013
Applicant:	Heathrow 1 Ltd		
Agent:	Mr. Albert Ogunsanya, Zyntax Chartered Architects 8, Arborfield Close, Slough, SL1 2JW		
Location:	10, Stoke Gardens, Slough, SL1 3QQ		
Proposal:	ALTERATIONS TO ELEVATIONS AND CHANGE OF USE OF BUILDING FROM OFFICES (CLASS B1) TO 14 NO. FLATS (CLASS C3) COMPRISING 11 NO. ONE BEDROOM AND 3 NO. TWO BEDROOM, INCORPORATING CONVERSION OF GROUND FLOOR CAR PARK TO RESIDENTIAL AND PROVISION OF CYCLE STORE AND BIN STORE, CAR PARKING TO BASEMENT LEVEL.		

**Recommendation: Delegate to HPPP for S106 agreement**



1.0 **SUMMARY OF RECOMMENDATION**

1.1 This application has been referred to the Planning Committee for consideration as the application is for a major development.

1.2 Having considered the application against the development plan and relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended that the application be delegated to the Head of Planning Policy and Projects for formal determination following the completion of a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 and finalising of conditions.

**PART A: BACKGROUND**

2.0 **Proposal**

2.1 This is full planning application for the proposed change of use of the existing vacant class B1 office building to class C3 flats to provide 14 no. flats (11 no. one bedroom and 3 no. two bedroom) with car parking to the basement level and associated alterations.

2.2 The existing ground floor parking area would be converted to flats.

3.0 **Application Site**

3.1 The site is situated on the north side of Stoke Gardens. To the east of the site there is a locally listed public house, however part of this building is understood to be in use as a solicitor's office and permission has been granted for the subdivision of an apartment to form 2 no. one bedroom apartments above. To the west of the site there is a class A3 restaurant/café and a neighbouring class A1 hairdresser at ground floor level. On the opposite side of the road to the south, there are office buildings known as Northgate and Bridge House, beyond which is the railway line. To the south west there is an industrial unit. Beyond the northern boundary of the site is the rear yard area of 21 Stoke Road (which is a locally listed building) and the rear garden of 67 Grays Road.

3.2 The site is situated outside of the defined town centre and Stoke Road neighbourhood centre as shown on the Slough Local Development Framework Proposals Map. The commercial core of Slough town centre is located to the south of the site. To the north, the character of the area is considered to comprise a mixture of commercial and residential properties. A factory and other business uses are located to the west and this area is identified as an Existing Business Area.

3.3 The site is located outside of the selected key location for comprehensive regeneration (SKL3), as set out in the site allocations Development Plan Document. This allocation includes the buildings on the opposite side of Stoke Gardens known as Northgate and Bridge House, and the employment and residential uses to the east on the opposite side of Stoke Road.

3.4 The building is not currently in use and is vacant. A hoarding has been erected around the building.

#### 4.0 **Site History**

Previous applications relating to the site are as follows:

4.1 P/05597/011 AMENDMENTS TO SCHEME APPROVED UNDER PLANNING PERMISSION REFERENCE P/05597/009 DATED 20/03/07 FOR THE ADDITION OF A MEETING ROOM AT 4TH FLOOR LEVEL AND CHANGE OF USE OF CARETAKERS APARTMENT TO SERVICED APARTMENT

Approved with Conditions; Informatives 17-Mar-2009

Planning conditions of note are considered to be as follows:

4. The Class C1 serviced apartment rooms hereby approved shall not be occupied by any guest for more than 90 consecutive days.

REASON To ensure that the building does not allow for full C3 residential accommodation, which would need to be assessed separately from this application, and would, without prejudice to any future application, have implications in terms of parking and amenity space provision.

4.2 P/05597/010 VARIATION OF CONDITION 2 OF PLANNING PERMISSION REFERENCE P/05597/009 DATED 20/03/07 TO ALTER FRONT AND SIDE ELEVATIONS

Approved with Conditions; Informatives 17-Mar-2009

Planning conditions of note are considered to be as follows:

9. The windows as approved at the rear (north elevation) of the development shall be tinted with 3M - Sun Control Window Films - Night Vision 25 in

accordance with drawing no. P-026, dated 18/07/08, received 21/07/08 and any window opening shall be at a high level (above 1.8m) only and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

REASON In the interests of the privacy of surrounding residential occupiers.

11. The Class C1 serviced apartment rooms hereby approved shall be not be occupied by any guest for more than 90 consecutive days.

REASON To ensure that the building does not allow for full C3 residential accommodation, which would need to be assessed separately from this application, and would, without prejudice to any future application, have implications in terms of parking and amenity space provision.

4.3 P/05597/009 ERECTION OF EXTENSION AND CHANGE OF USE TO FORM 17 SERVICE APARTMENTS AND OFFICE

Approved with Conditions; Informatives 20-Mar-2007

Planning conditions of note are considered to be as follows:

14. The windows as approved at the rear (north elevation) of the development hereby approved shall be tinted, and any window opening shall be at a high level (Above 1.8m) only. Details as to the tint of the window and any openings shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of the development, and shall be retained at all times.

REASON In the interests of the privacy of surrounding residential occupiers.

16. The Class C1 serviced apartment rooms hereby approved shall be not be occupied by any guest for more than 90 consecutive days.

REASON To ensure that the building does not allow for full C3 residential accommodation, which would need to be assessed separately from this application, and would, without prejudice to any future application, have implications in terms of parking and amenity

space provision.

- 4.4        P/05597/008 REFURBISHMENT OF VACANT OFFICE BUILDING AND ERECTION OF TWO ADDITIONAL FLOORS. CONVERSION OF GROUND FLOOR TO A2 (FINANCIAL AND PROFESSIONAL SERVICES), CARETAKERS FLAT AND RECEPTION AREA. CONVERSION OF UPPER FLOORS TO C1 (HOTEL / SERVICED APARTMENTS). BASEMENT PARKING .

Approved with Conditions; Informatives 21-Sep-2006

Planning conditions of note are considered to be as follows:

5.        The windows as approved at the rear (north elevation) of the development hereby approved shall be tinted, and any window opening shall be at a high level (Above 1.8m) only. Details as to the tint of the window and any openings shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of the development, and shall be retained at all times.

REASON In the interests of the privacy of surrounding residential occupiers.

8.        The C1 serviced apartment rooms hereby approved shall be not be occupied by any guest for more than 90 consecutive days.

REASON To ensure that the building does not allow for full C3 residential accommodation, which would need to be assessed separately from this application, and would, without prejudice to any future application, have implications in terms of parking and amenity space provision.

- 4.5        P/05597/007 ERECTION OF ROOF EXTENSION AND CONVERSION OF VACANT OFFICE BUILDING TO PROVIDE 2NO. TWO BEDROOM, 9NO. ONE BEDROOM AND 6NO. STUDIO FLATS, INDEPENDENT D1 USE AT GROUND FLOOR AND PART GROUND FLOOR PART BASEMENT PARKING

Refused        17-Jan-2006

For the following reasons:

1. The application is contrary to Policy EN1 of The Adopted Local Plan for Slough, 2004, as the proposed increase in the height of the building would confer an unacceptable overbearing impact upon the residential properties in close proximity to the rear of the application site.

2. The application is contrary to Policies EN1 and H13 of The Adopted Local Plan for Slough, 2004, as the development would result in an unacceptable increase in the level of overlooking and loss of privacy conferred upon the residential properties in close proximity to the rear of the application site.

3. The application is contrary to Policy H14 of The Adopted Local Plan for Slough, 2004, and the Adopted Guidelines for the Provision of Amenity Space Around Residential Properties as the development does not provide an adequate level of amenity space (Or a Legal Agreement to make up the shortfall in on-site amenity space provision) to serve the residential units.

4.6 P/05597/006 CHANGE OF USE OF GROUND FLOOR FROM CLASS B1(A) (OFFICE) TO CLASS D1 (NON RESIDENTIAL INSTITUTION)

Approved with Conditions; Informatives 01-Nov-2005

4.7 P/05597/005 CONVERSION OF VACANT OFFICE BUILDING TO PROVIDE 9NO. ONE BEDROOM AND 3NO. TWO BEDROOM FLATS AT FIRST AND SECOND FLOORS, INDEPENDENT B1(A) / A2 OFFICE AT GROUND FLOOR, WITH PART GROUND FLOOR PART BASEMENT PARKING.

Approved with Conditions; Informatives 22-Nov-2005

Planning conditions of note are considered to be as follows:

5. The windows as approved at flat numbers 4, 5, 10 and 11 as submitted on the approved plans shall have tinted windows, and any window opening shall be at a high level (Above 1.8m). Details as to the tint of the window shall be submitted to, and approved by, the Local Planning Authority prior to the occupation of the said flats, and shall be retained at all times.

REASON In the interests of the privacy of surrounding residential occupiers.

- 4.8 P/05597/003 SUBMISSION OF DETAILS FOR FOOTPATH BOUNDARY & VENTILATION AS PURSUANT TO CONDITIONS 3 4 & 8 OF PLANNING PERMISSION P/05597/001 DATED 10.01.89.

Approved with Conditions 13-Dec-1989

- 4.9 P/05597/002 SUBMISSION OF DETAILS FOR BUILDING MATERIALS PURSUANT TO CONDITION NO. 2 OF PLANNING PERMISSION P/05597/001 DATED 10.01.89.

Approved with Conditions 17-Mar-1989

- 4.10 P/05597/001 ERECTION OF A 3 STOREY OFFICE BUILDING WITH BASEMENT CAR PARKING (AS AMENDED ON 21.12.88)

Approved with Conditions 10-Jan-1989

- 4.11 P/05597/000 USE OF PREMISES FOR VEHICLE REPAIRS SERVICING AND TESTING AND ERECTION OF EXTENSION TO GARAGE WORKSHOP.

Approved with Conditions 18-Aug-1980

## 5.0 **Neighbour Notification**

- 5.1 19, Stoke Road, Slough, SL2 5AH, 73, Grays Road, Slough, SL1 3QG, 21a, Stoke Road, Slough, SL2 5AH, 21, Stoke Road, Slough, SL2 5AH, 71a, Grays Road, Slough, SL1 3QG, 71, Grays Road, Slough, SL1 3QG, 69a, Grays Road, Slough, SL1 3QG, 69, Grays Road, Slough, SL1 3QG, 67, Grays Road, Slough, SL1 3QG

In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site. The application was advertised in the 14<sup>th</sup> December 2012 edition of The Slough Express.

No representations received.

## 6.0 **Consultation**

- 6.1 Transport and Highways - No objections subject to the provision of Individual cycle lockers/storage units. 12. No future occupier of the flats hereby approved shall be entitled to a car parking permit from the Council to park upon the public highway within any current or

future local controlled parking zone.

6.2 Environmental Protection - Conditions recommended.

6.3 Planning Policy - No comments.

6.4 Crime Prevention Design Officer - No comments received.

## **PART B: PLANNING APPRAISAL**

### **7.0 Policy Background**

7.1 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 3 – Housing Distribution

Core Policy 4 – Type of Housing

Core Policy 5 – Employment

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 9 – Natural and Built Environment

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy H10 – Minimum Density

Policy H11 – Change of Use to Residential

Policy H14 – Amenity Space

Policy EN1 – Standard of Design

Policy EN3 – Landscaping

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework confirms that for the purposes of decision making, the policies in the Local Plan (which includes current Core Strategies) should not be considered out-of-date simply because they were adopted prior to the publication



of the Framework. Whilst the policies contained within the Framework are material considerations which must be taken into account, for 12 months from the day of publication of the Framework, “decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework”.

Other relevant documents

Slough Local Development Framework, Site Allocations, Development Plan Document (adopted November 2010)  
Slough Local Development Framework Proposals Map  
Slough Borough Council Developer’s Guide Parts 1-4  
Guidelines for the Provision of Amenity Space Around Residential Properties (January 1990)  
Guidelines for Flat Conversions (April 1992)  
Department for Communities and Local Government ‘Dear Chief Planning Officer’ letter dated 24 January 2013 regarding Permitted development rights for change of use from commercial to residential

7.2 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**

8.1 Core Policy 4 of the Core Strategy sets out the Council’s approach to the consideration of proposed housing development within the Borough. This policy 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.

8.2 Core Policy 5 of the Core strategy states that outside Existing Business Areas, the change of use or redevelopment of existing offices to residential will be encouraged where this is considered appropriate. Policy H11 of The Adopted Local Plan for Slough states that proposals for the conversion and change of use of existing commercial properties to residential use will be permitted subject to the proposal meeting relevant criteria.

8.3 Whilst the site is located outside of the town centre as shown on the Slough Local Development Framework Proposals Map, the town

centre boundary runs in an east-west direction, immediately to the south of Stoke Gardens.

- 8.4 Given that the site is in such close proximity to the town centre boundary and the proposal is for the change of use of a vacant commercial property to residential use, it is considered that the proposed change of use of the vacant building from an office to flats would be acceptable in principle.
- 8.5 For information, it should be noted that Communities and Local Government's Chief Planner has written to Local Planning Authorities in England advising them of forthcoming changes to permitted development rights for the change of use from B1(a) office to C3 residential purposes. Whilst the Government has announced its intention to introduce a permitted development right for this change of use, this permitted development right has not yet taken effect. Submissions have been invited as to exemption requests, and the permitted development right is expected to come into force in Spring 2013. It is understood that external alterations constituting development would still require planning permission.
- 8.6 Despite this proposed permitted development change, this application falls to be determined in the normal way, in accordance with the development plan unless material considerations indicate otherwise.

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

- 9.1 The thrust of Policy EN1 of The Adopted Local Plan for Slough and Core Policy 8 of the Core Strategy 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.
- 9.2 The main external alterations to the building would be in the elevational changes to the ground floor of the building in conjunction with the conversion of the ground floor from car parking spaces to flats, and the addition of Juliette balconies.
- 9.3 Units 1, 2 and 3 would be accessed directly from the street. The remainder of the flats would be accessed via communal staircase and lift from a communal entrance hall at ground level. A bin store and cycle store is proposed at ground floor level, above the existing ramp providing access to the basement level car park.
- 9.4 It is considered that the changes proposed to the elevations would be in keeping with the character and appearance of the existing building. The additional doors and windows proposed are considered to respect the existing building.
- 9.5 With regard to room sizes, it is considered that the proposal would

be acceptable having regard to the standards set out in the Guidelines for Flat Conversions. Light provision and outlook for future occupiers is considered to be satisfactory.

- 9.6 Rooms are considered to be satisfactorily stacked to prevent the transmission of noise between walls and floors. Details of sound insulation measures will be required by condition. Environmental Protection have also requested that a scheme for protecting the proposed from noise from rail traffic is submitted for approval to ensure that the amenities of the future residents is not adversely affected by noise.
- 9.7 The proposal is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of the Core Strategy; Policy EN1 of The Adopted Local Plan for Slough; and the National Planning Policy Framework. It is also considered that the proposal would respect the setting of the locally listed building and the proposal would comply with Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

10.0 **Potential Impact on Neighbouring Properties**

- 10.1 It is considered that the main area for consideration in relation to the potential impact on neighbouring occupiers would be with respect to potential overlooking to rear gardens of properties on Grays Road and Stoke Road.
- 10.2 Whilst no extension or significant alteration to the position of windows is proposed, it is acknowledged that the nature of the occupation of the building would change to a habitable use. As such, it is considered that occupiers of the proposed flats would, by virtue of the arrangement of habitable rooms and spaces, likely utilise windows to provide outlook and aspect.
- 10.3 It will be noted from an inspection of the planning history of the site set out above, that permission has been previously granted for the change of use of the building to habitable uses. Mitigation measures have previously been proposed to limit the potential impact on neighbouring properties to the rear from overlooking in the form of the application of a tinted film to windows. The applicant is proposing to provide a film to the lower part of windows on the rear elevation at first and second floor level. It is also proposed that future occupiers of the proposed second floor units would not have access to the external walkway.
- 10.4 Given that the relationship between the existing building and the rear of neighbouring properties on Grays Road and Stoke Road does not appear to have changed significantly following previous approvals for similar proposals at the site, it is considered that

subject to appropriate mitigation being provided, the proposal would be acceptable in amenity terms having regard to the angled views and separation distances between the building and neighbouring properties.

- 10.5 It is not considered that the proposed flats would give rise to unacceptable issues relating to overlooking, overshadowing or loss of privacy.
- 10.6 In addition, the proposal is not considered to have the potential to prejudice the future delivery of residential or mixed use development on the adjacent land to the south which forms part of the selected key location for comprehensive regeneration (SKL3).
- 10.7 The proposal would thus comply with Core Policy 8 of the Core Strategy and the National Planning Policy Framework.

#### 11.0 **Amenity Space for Residents**

- 11.1 The ground floor units would benefit from an area of private outside amenity space, whereas the units on the first and second floors would not have any area of outside space.
- 11.2 Slough Borough Council Developer's Guide Part 2 sets out that a financial contribution in lieu of private amenity space can be sought in the case of high density residential schemes in or near the town centre that have inadequate private amenity space. The contribution should be applied for the enhancement of existing nearby public open space.
- 11.3 The site is considered to be near the town centre. The applicant will be required to submit a unilateral undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 for the payment of a financial contribution prior to the commencement of the development to address the amenity space shortfall. A similar contribution has been sought previously to address the shortfall of on-site amenity space provision in connection with planning application P/05597/005 for the proposed change of use of the building to flats.
- 11.4 Subject to this undertaking which is considered to comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010, it is considered that the proposal would comply with Core Policy 8 of the Core Strategy; Policy H14 of The Adopted Local Plan for Slough; and the National Planning Policy Framework.

#### 12.0 **Transport, Parking/Highway Safety**

- 12.1 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.

12.2 The location of the site is considered to be sustainable and is accessible by a variety of means of transport, including bus and rail.

12.3 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. The parking standards require that residential development within predominantly residential area should provide the following number of parking spaces:

- 1 bedroom flat (all spaces assigned) – min. 2 per unit
- 1 bedroom flat (one space assigned) – min. 1 per unit, plus 0.5 communal
- 1 bedroom flat (all spaces communal) – min. 1.25 per unit (a minimum of 1 per unit has been accepted in some locations)
- 2 or 3 bedroom flat (all spaces assigned) – min. 2 per unit
- 2 or 3 bedroom flat (all spaces communal) – min. 1.75 per unit

12.4 It should be noted that relevant parking standards for sites within the town centre would be for nil spaces to be provided.

12.5 The proposal would provide 19 no. car parking spaces at basement level.

12.6 It is considered that this level of parking provision would be acceptable having regard to relevant standards. A condition is recommended which would prevent occupiers of the flats from being entitled to a local residents parking permit for future and proposed schemes to limit pressure on surrounding on-street parking.

12.7 Turning to cycle parking provision, it has been requested that individual cycle lockers/storage units are provided for future occupiers to utilise. A condition is recommended regarding the submission of details for approval prior to the commencement of the development.

12.8 The proposal is considered to comply with Core Policy 7 of the Core Strategy; Policy T2 of The Adopted Local Plan for Slough; and the National Planning Policy Framework.

### 13.0 **Process**

13.1 In dealing with the application, the Local Planning Authority has

worked with the applicant in a positive and proactive manner. The applicant sought pre-application advice and this was provided. The applicant has taken account of the advice given. Assistance has been provided with the unilateral undertaking. The development is considered to be sustainable and in accordance with the requirements of the National Planning Policy Framework.

14.0 **Summary**

14.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received, and all other relevant material considerations.

14.2 It is recommended that the application be delegated to the Head of Planning Policy and Projects for formal determination following the completion of a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 and finalising of conditions.

**PART C: RECOMMENDATION**

15.0 **Recommendation**

15.1 Delegate to the Head of Planning Policy and Projects for formal determination following the completion of a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 and finalising of 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. 20-12-01, Dated Nov. 2012, Recd On 27/11/2012

(b) Drawing No. 20-12-02, Dated Nov. 2012, Recd On 27/11/2012

- (c) Drawing No. 20-12-03, Dated Nov. 2012, Recd On 27/11/2012
- (d) Drawing No. 20-12-04, Dated Nov. 2012, Recd On 27/11/2012
- (e) Drawing No. 20-12-05, Dated Nov. 2012, Recd On 27/11/2012
- (f) Drawing No. 20-12-06, Dated Nov. 2012, Recd On 27/11/2012
- (g) Drawing No. 20-12-07, Dated Nov. 2012, Recd On 27/11/2012

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 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.

5. 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.

6. Notwithstanding the details shown on the deposited plans, 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.

7. Notwithstanding the details shown on the deposited plans, 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 and ensure that refuse storage arrangements are satisfactory in accordance with 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, December 2008.

8. No development shall commence until details of sound insulation of the flats hereby granted permission have been submitted to and approved by the Council and these approved details shall be implemented on site prior to first occupation of the development.

REASON To protect the occupiers of the flats form noise transmission in the interests of residential amenity and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.



9. The development shall not begin until a scheme for protecting the proposed from noise from rail traffic has been submitted to and approved by the Local Planning Authority. Any works that form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied, unless an alternative period is agreed in writing by the Local Planning Authority.

REASON To ensure that the amenities of the future residents is not adversely affected by noise in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

10. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of the amenities of the area and to comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

11. The Development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation awarded by Thames Valley Police.

REASON In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000; in accordance with Core Policy 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to reflect the guidance contained in The National Planning Policy Framework.

12. No future occupier of the flats hereby approved shall be entitled to a car parking permit from the Council to park upon the public highway within any current or future local controlled parking zone.

REASON In order to ensure that the development does not harm the amenities of the occupiers of neighbouring residential

properties by adding to on-street parking demand in 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.

13. There shall be no access to the roof at second floor level other than for maintenance purposes at any time.

REASON In the interests of visual amenity and the safeguard the amenity of neighbouring residents in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

14. Prior to the commencement of the development hereby approved, details of the film to be applied to windows in the rear elevation at first and second floor level as shown on Drawing No. 20-12-06, Dated Nov. 2012, Recd On 27/11/2012 shall be submitted to the Local Planning Authority and approved in writing. The approved film shall be provided on site prior to the first occupation of the development and retained in that form thereafter.

REASON In the interests of safeguarding the amenity of neighbouring residents in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

15. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) construction working hours, hours during the construction phase when delivery vehicles taking materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme or as otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and the National

## Planning Policy Framework.

16. No development shall take place until details in respect of measures to deal with waste arising from the construction phase have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the building:

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from construction;
- (b) Minimise the pollution potential of unavoidable waste;
- (c) Dispose of unavoidable waste in an environmentally acceptable manner - there shall be no bonfires on site.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

17. No construction work shall take place outside the hours of 08:00 - 18:00 hrs Monday to Friday, 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

18. No development shall take place until details of on-site storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) during the construction have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

## INFORMATIVES:

1. The applicant will need to apply to the Council's Land Charges Department for numbering of the units.

2. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
3. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.
4. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
5. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
6. 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, H11, H14, EN1, EN3, EN5, T2 and T8 of The Adopted Local Plan for Slough 2004; Core Policies 1, 3, 4, 5, 7, 8, 9 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.

7. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.