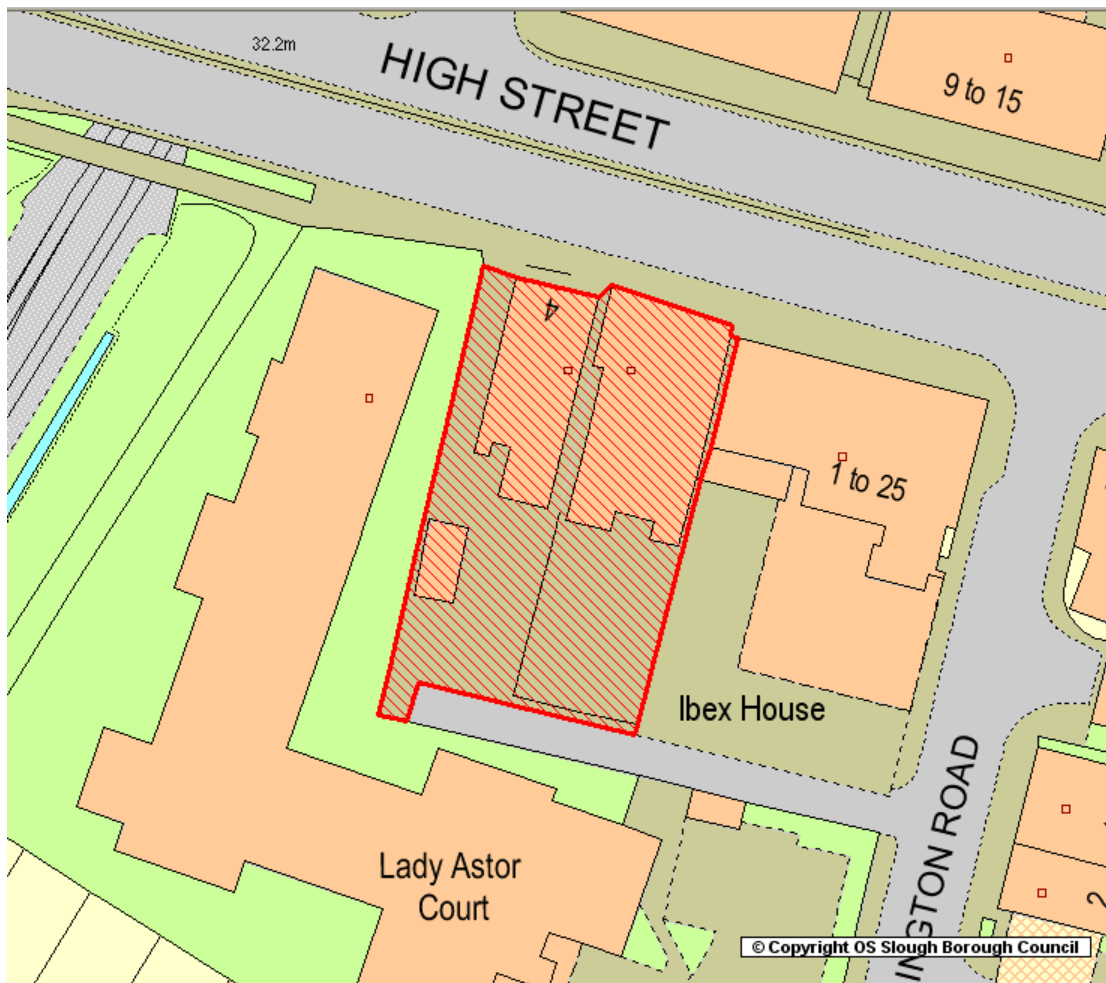


Registration Date:	25-Mar-2013	Applic. No:	P/00213/015
Officer:	Mr. J. Dymond	Ward:	Chalvey
		Applic type:	Major
		13 week date:	24th June 2013
Applicant:	Mr. Sidhu Sarabjeet		
Agent:	Mr. Steve Groucott, Skerryvore Designs Sexton's Tower, 2, Caerphilly Road, Bassaleg, Newport, NP10 8LE		
Location:	4, 6, 8, High Street, Slough, SL1 1EE		
Proposal:	DEMOLITION OF EXISTING BUILDING AT 6-8 HIGH STREET AND REDEVELOPMENT OF SITE WITH THE ERECTION OF A 4 STOREY BUILDING TO PROVIDE RETAIL UNIT AT GROUND FLOOR LEVEL AND 12 NO. FLATS (10 NO. ONE BEDROOM MAISONNETTES, 2 NO. TWO BEDROOM MAISONNETTES) WITH ASSOCIATED CAR PARKING TO THE REAR (ACCESSED OFF REAR SERVICE ROAD) AND CYCLE STORAGE.		

Recommendation: Delegate to the Head of Planning Policy and Projects



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 the resolution of outstanding matters relating to layout, access, servicing and refuse storage, consideration of comments from consultees and no substantive objections being received, completion of a Section 106 Agreement, the finalising of conditions and final determination.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is full planning application for the proposed demolition of the existing building at 6-8 high street and the redevelopment of site with the erection of a 4 storey building to provide retail unit at ground floor level and 12 no. flats (10 no. one bedroom maisonettes, 2 no. two bedroom maisonettes) with associated car parking to the rear (accessed off rear service road) and cycle storage.
- 2.2 The applicant has undertaken amendments to the proposal following the submission of the application. The principal change that has been undertaken to the proposed development was to omit the proposed flat at ground floor level fronting the High Street which would instead now be utilised as a retail unit. Balconies have also been added to the front and rear elevations.
- 2.3 Pre-application advice has been provided on the proposal.

3.0 **Application Site**

- 3.1 The site is situated on the south side of the High Street. The site is currently occupied by two pitched roof buildings of two storeys in height with accommodation in their roof spaces which have been extended at ground floor level to the front, side and rear. The applicant is understood to control both 4 High Street and 6-8 High Street.
- 3.2 This application relates to the proposed redevelopment of 6-8 High Street. The existing building comprises a retail unit and storage area at ground floor level with storage at first floor level. The retail unit is understood to have been vacant for a number of years. There is a

travel agent at ground floor level of 4 High Street and there is residential accommodation above. The submitted existing floor plans appear to indicate that this comprises a single six bedroom flat.

- 3.3 The site is situated within the defined town centre as shown on the Slough Local Development Framework Proposals Map. The character of the area is considered to be urban in nature and there are a range of town centre uses in the immediate vicinity of the site.
- 3.4 The site falls within the Secondary Shopping Frontage as shown on the Slough Local Development Framework Proposals Map.
- 3.5 The site is not located within a conservation area and there are no statutorily listed buildings nearby which would potentially be affected. There are no protected trees on the site. It should be noted that Wellington Street is covered by Slough Borough Council Designated Air Quality Management Area 4 (Air Quality Management [No4] Order 2011) which covers the A4 Bath Road from the junction with Ledgers Road/Stoke Poges Lane in an easterly direction along Wellington Street, up to the Sussex Place junction. The area has been designated as such in relation to a likely breach of the nitrogen dioxide (annual mean) objective as specified in the Air Quality Regulations.
- 3.6 To the north of the site, on the opposite side of the High Street is Kittiwake House, a mixed use development comprising retail units at ground floor level fronting the High Street and 78 no. flats (36 no. one bedroom and 42 no. two bedroom) flats above. Planning permission was granted for this development under planning application P/11033/002 dated 10/04/2008. As viewed from the High Street, the building is eight storeys in height.
- 3.7 To the south and west of the site is Lady Astor Court. This building is broadly 'L' shaped and wraps around the rear and side boundaries of number 4, 6-8 High Street. The building is two storeys in height and is in use as a residential care and nursing home. Burlington Road Health Clinic formerly stood on this site. The Clinic was locally listed.
- 3.8 To the east of the site is IbeX House, a mixed use development comprising retail units at ground floor level fronting the High Street and 24 residential apartments (three no. one bedroom and 21 no. two bedroom) above. Outline planning permission was granted for this development under application reference P/00380/021 dated 23/03/2007; the subsequent reserved matters application was approved under application reference P/00380/022 dated 20/11/2007. As viewed from the High Street, the building is part seven storeys/part three storeys in height. Car parking is provided at ground floor level and to the rear and side of the building.
- 3.9 There is therefore a mixture of building heights and scales in the

immediate vicinity of the site. This area could be seen as marking the entrance to the town centre commercial core and Heart of Slough redevelopment as approached from the west.

4.0 **Site History**

4.1 Previous applications relating to the site are as follows:

P/00213/014 DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT OF SITE WITH THE ERECTION OF A 5 STOREY BUILDING TO PROVIDE 12 NO. FLATS (6 NO. ONE BEDROOM MAISONNETTES, 1 NO. TWO BEDROOM MAISONNETTE, 4 NO. TWO BEDROOM MAISONNETTES AND 1 NO. TWO BEDROOM PENTHOUSE) WITH ASSOCIATED CAR PARKING TO THE REAR (ACCESSED OFF REAR SERVICE ROAD) AND CYCLE STORAGE.

Withdrawn (Treated As) 19-Mar-2013

P/00213/013 ERECTION OF A SINGLE STOREY REAR EXTENSION & ALTERATIONS TO EXISTING SHOP

Approved with Conditions 13-Jul-1984

The following applications of significance relating to development in the vicinity of the site are also considered to be of relevance:

Kittiwake House

P/11033/005 ALTERATIONS TO SHOP FRONT ON SOUTH ELEVATION INCLUDING PROVISION OF 2. NO STEPPED ENTRANCES AND ALTERATIONS TO SIDE ELEVATION INCORPORATING LEVEL ACCESS IN CONNECTION WITH THE SUBDIVISION OF GROUND FLOOR COMMERCIAL UNIT (CLASS A2) TO 4 NO. UNITS

Approved with Conditions; Informatives 02-Sep-2011

P/11033/004 APPLICATION FOR NON-MATERIAL MINOR AMENDMENT TO PLANNING PERMISSION REFERENCE P/11033/002 DATED 10TH APRIL 2008 FOR ADDITION OF 2NO. STEPS TO FRONT GROUND FLOOR COMMERCIAL UNIT ON SOUTH ELEVATION, ALTERATIONS TO BRICK PLINTH AND WIDENING OF BRICK PILLARS TO 650MM ON SOUTH ELEVATION, INSTALLATION OF 2ND DDA COMPLAINT ENTRANCE TO GROUND FLOOR

COMMERCIAL UNIT ON WEST ELEVATION,
INSTALLATION OF GLAZING TO GROUND FLOOR
WEST ELEVATION.

Approved with Conditions; Informatives 27-Sep-2011

P/11033/003 APPLICATION FOR NON-MATERIAL MINOR
AMENDMENT TO PLANNING PERMISSION
REFERENCE P/11033/002 DATED 10TH APRIL 2008
FOR ADDITION OF STEPS TO FRONT GROUND
FLOOR ENTRANCE TO COMMERCIAL UNIT ON
SOUTH ELEVATION, ALTERATIONS TO BRICK
PLINTH AND WIDENING OF BRICK PILLARS TO
650MM ON SOUTH ELEVATION, INSTALLATION OF
2ND DDA COMPLAINT ENTRANCE TO GROUND
FLOOR COMMERCIAL UNIT ON WEST ELEVATION

Refused; Informatives 28-Apr-2011

P/11033/002 CONSTRUCTION OF A PART A SEVEN / PART
EIGHT STOREY BUILDING, CONSISTING OF 78 NO.
FLATS (36 NO. ONE BEDROOM AND 42 NO. TWO
BEDROOM) WITH OFFICE (A2) AND STORAGE AT
GROUND FLOOR

Approved with Conditions; Informatives 10-Apr-2008

Ibex House

P/00380/023 THE FITTING OUT AND INSTALLATION OF SHOP
FRONTS ON UNITS 1-4.

Approved with Conditions; Informatives 22-Feb-2012

P/00380/022 SUBMISSION OF RESERVED MATTERS PURSUANT
TO OUTLINE PLANNING PERMISSION P/00380/021,
FOR THE DEVELOPMENT OF TWENTY FOUR
FLATS (THREE NO. ONE BEDROOM AND TWENTY
ONE NO. TWO BEDROOM) AND ONE NO. GROUND
FLOOR RETAIL UNITS IN A SEVEN STOREY
BUILDING WITH TWENTY FOUR NO. PARKING
SPACES

Approved with Conditions; Informatives 20-Nov-2007

P/00380/021 OUTLINE PLANNING PERMISSION FOR 24
RESIDENTIAL APARTMENTS, 3 RETAIL UNITS AND
24 CAR PARKING SPACES

Approved with Conditions; Informatives 23-Mar-2007

The Heart of Slough

P/14405/000 THE REDEVELOPMENT / RECONFIGURATION OF THE EXISTING ROUNDABOUT AT THE JUNCTION OF WELLINGTON STREET WITH WILLIAM STREET TO CREATE A CROSSROAD LAYOUT AT THIS ROAD JUNCTION. PLUS THE REMOVAL OF THE EXISTING PEDESTRIAN SUBWAY (UNDERNEATH WELLINGTON STREET), AND ALTERATIONS TO THE FOOTWAYS OF WELLINGTON STREET, WILLIAM STREET AND HIGH STREET WEST ASSOCIATED WITH WORKS TO ENHANCE THE PUBLIC REALM/LANDSCAPING ON THESE STREETS (FULL). IN ADDITION, THE REDEVELOPMENT OF THE FOUR QUADRANT SITES ADJACENT TO THE ROUNDABOUT (THAMES VALLEY UNIVERSITY; BRUNEL BUS STATION, SLOUGH PUBLIC LIBRARY; AND SLOUGH DAY CENTRE AND THE CHURCH OF OUR LADY IMMACULATE AND ST ETHELBERT) INVOLVING DEMOLITION OF ALL EXISTING BUILDINGS EXCEPT FOR THE CHURCH OF OUR LADY IMMACULATE AND ST ETHELBERT TO PROVIDE: 1,598 NEW DWELLINGS; 48,708SQM OF (CLASS B1 USE) OFFICE SPACE; A 120 BED HOTEL; A NEW BUS STATION; 6,085SQM OF COMMUNITY FLOOR SPACE (CLASS D1 USE) INCLUDING PROVISION OF A NEW LIBRARY, CLASS A1 RETAIL USE AND CLASS A3 CAFÉ / RESTAURANT, CLASS A4 USE (PUBS/BARS), CLASS D2 USE (LEISURE) AND ASSOCIATED PUBLIC REALM AND PARKING (OUTLINE).

Approved with Conditions; Informatives 22-Dec-2009

The key regeneration proposal is for the Heart of Slough (SSA13), a highly accessible location which consists of a large area of the town centre around the William Street roundabout. The proposed comprehensive regeneration based on four quadrants will provide community facilities including a new library and bus station, a new residential area on the Thames Valley University site and new commercial buildings. A Masterplan for the Heart of Slough has been prepared.

5.0 **Neighbour Notification**

- 5.1 1-79 Kittiwake House
- 1-25 Ibex House
- Lady Astor Court

Action for Employment
Sky Express Travel
Blue People Personnel
4-4e High Street

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 19th April 2013 edition of The Slough Express.

An amended plans reconsultation has been undertaken.

5.2 No representations received.

6.0 **Consultation**

6.1 **Transport and Highways**

Application contained insufficient information to allow for full assessment. Parking standard for town centre is nil and cycle parking will need to be provided in accordance with at least Local Plan Standards which is 1 space per flat. No plans submitted for refuse and recycling and no plans submitted showing tracking for a refuse vehicle. Servicing arrangements need to be clarified.

The developer has offered to dedicate land along the frontage of the development to remove the protrusion of the development and allow the footway to be widened. Recommended that a small contribution is made for surfacing improvement to enhance the setting of the building and remove concrete bollards. Further comments have been sought on the revised plans submitted.

6.2 **Environmental Protection**

Conditions recommended.

6.3 **Thames Water**

No objections.

6.4 **Crime Prevention Design Officer**

No comments received.

6.5 **Environment Agency**

No objection, subject to condition regarding contamination.

6.6 **Planning Policy**

No comments received.

6.7 Town Centre Manager

No comments received.

6.8 Contaminated Land Officer

Condition recommended regarding the submission of a phased risk assessment.

6.9 Drainage Officer

No comments received.

6.10 Dept. of Culture, Media and Sport

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 – Housing

Core Policy 6 – Retail, Leisure and Community Facilities

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 9 – Natural and Built Environment

Core Policy 10 – Infrastructure

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN3 – Landscaping Requirements

Policy EN5 – Design and Crime Prevention

Policy EN17 – Locally Listed Buildings

Policy H9 – Comprehensive Planning

Policy H14 – Amenity Space

Policy OSC15 – Provision of Facilities in new Residential Developments

Policy S1 – Retail Hierarchy
Policy S8 – Primary and Secondary Frontages
Policy S17 – New Shop Fronts
Policy S18 – Security Shutters
Policy T2 – Parking Restraint
Policy T8 – Cycling Network and Facilities
Policy T13 – Road Widening Lines
Policy T14 – Rear Service Roads
Policy TC2 – Slough Old Town

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 advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework.

Other relevant documents

Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist, February 2013
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)
The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document

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 The site is situated within the identified Slough town centre as shown on the Slough Local Development Framework Proposals Map. The acceptability of the principle of the proposed retail unit and flats is assessed below.

8.2 Core Policy 1 of the Core Strategy sets out the overarching spatial strategy for development within the Borough. This policy requires that

the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings.

- 8.3 The spatial strategy proposes to build upon major town centre regeneration schemes such as the Heart of Slough project and promote a sustainable, comprehensively planned, high-quality, high-density, mixed-use environment and ensure that the necessary infrastructure and community facilities/services are located in highly accessible locations.
- 8.4 Flats
- 8.5 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 high-density housing should be located in Slough town centre.
- 8.6 The site is within Slough town centre and the provision of flats in this location is considered to be acceptable. This part of Slough town centre is considered to be appropriate for proposals for high density housing.
- 8.7 Retail Unit
- 8.8 Core Policy 1 of the Core Strategy states that proposals for major retail uses will be located in the appropriate parts of Slough town centre. Such development will have to be comprehensively planned in order to deliver maximum social, environmental and economic benefits to the wider community.
- 8.9 Core Policy 6 of the Core Strategy states that all new major retail, leisure and community developments will be located in the shopping area of Slough town centre in order to improve the town's image and to assist in enhancing its attractiveness as a Primary-Regional Shopping Centre.
- 8.10 The site falls within the Secondary Shopping Frontage as shown on the Slough Local Development Framework Proposals Map.
- 8.11 It is considered that the principle of a retail unit of the size proposed would be acceptable in this location in that the proposed development would be located in the shopping area of Slough town centre and would assist in enhancing its attractiveness as a Primary-Regional Shopping Centre.
- 8.12 Comprehensive Development
- 8.13 The applicant was advised at pre-application stage that opportunities for comprehensive development should be pursued where possible in the interests of maximizing the development potential of both number

4 High Street and number 6-8 High Street. Policy H9 of the Adopted Local Plan for Slough sets out that a comprehensive approach should be taken in any residential development scheme to ensure that adjoining land which is capable of development is not sterilised. Commercial schemes which sterilise residential land or prejudice the ability of potential residential units being provided or brought into use will not be permitted.

- 8.14 The submitted design and access statement states that the redevelopment of number 4 High Street will follow after this development and that the development can therefore be considered as two stages of the same process, however the applicant needs to see a positive outcome for the proposed development of number 6-8 High Street in order to free the finances required for stage two.
- 8.15 An indicative street scene elevation was submitted which shows how number 4 High Street could potentially be redeveloped. This elevation shows that a building of a similar appearance, with a reduced height could be erected on the site of number 4 High Street to provide a development that is in keeping visually and also to addresses the transition in height between the building under consideration and Lady Astor Court. It will also be necessary to carefully design the building to ensure that the occupiers of Lady Astor Court are not adversely affected through overlooking, loss of light or over dominance given that there are a significant number of habitable room windows facing the boundary to the side and rear of the site.
- 8.16 Despite this, given that the redevelopment proposed under this application relates only to a building on the site of number 6-8 High Street at this stage, the proposed development needs to be considered in effect as a standalone scheme and it is therefore considered to be important to ensure that it is designed in such a way that it does not have the potential to sterilise adjoining land.
- 8.17 Flank wall windows to habitable rooms have been omitted at ground, first and second floor level and the development is therefore not considered to have the potential to sterilise the land at number 4 High Street through overlooking. Bedroom windows would remain in the flank wall at penthouse level facing west. It has been commented that views from these windows would be out over the roof of the building which would be erected on the site of 4 High Street as there would be a need to provide a building of reduced height on this site to address height and impact issues in relation to Lady Astor Court.
- 8.18 The windows in the flank wall at penthouse level facing east would be to bathrooms and secondary windows to open plan kitchen/lounge areas. These windows are labelled as being obscurely glazed and non opening and this is considered to be acceptable.

8.19 Whilst the proposal under consideration is therefore not for the comprehensive redevelopment of both numbers 4 High Street and 6-8 High Street, it is considered that the proposal does address the future development of number 4 in terms of ensuring that this land is not sterilised and that a form of development could be provided on this site in the future. The proposal is therefore considered to comply with Policy H9 of the Adopted Local Plan for Slough.

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 development should be of a high standard and should reflect the character and appearance of the surrounding area. Policy EN1 of the Adopted Local Plan for Slough sets out detailed design criteria which development proposals are required to comply with and Core Policy 8 of the Core Strategy states the following:

“2. High Quality Design:

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; and

d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.”

9.2 **Height and scale**

9.3 As noted above, there is considered to be a mixture of building heights and scales in the immediate vicinity of the site. The proposal would be viewed from the High Street in the context of Ibex House, which is part seven storeys/part three storeys, 4 High Street which is two storeys in height with accommodation in the roofspace and Lady Astor Court which is two storeys in height and set slightly lower than street level. It is therefore considered that the height of the proposal should address the transition between neighbouring buildings in order that it appears in keeping with its surroundings.

9.4 The overall height of the proposed building, including the fourth storey penthouse, would be 12 metres. The three storey element would be 9.3 metres and would broadly line through with the adjacent three storey element of Ibex House to the east.

- 9.5 It is therefore considered that the height of the building satisfactorily addresses the change in building height between IbeX House and Lady Astor Court. It is considered that the proposed scale and massing of the building would be in keeping with surrounding development.
- 9.6 Layout and siting
- 9.7 Turning to the layout and siting of the proposal, the building would front the High Street and would reinforce the building line along the High Street. The proposal addresses the existing issue with respect to the protruding ground floor shop frontage, and it is proposed to dedicate this broadly triangular piece of land of 12.5 square metres to the front of the site as public highway in order that the footway can be improved. The proposed building would be set back behind the new back edge of the footway.
- 9.8 An amenity area is proposed to the rear, along with a separate service court.
- 9.9 Form and materials
- 9.10 The general form of the building would appear to be in keeping with surrounding development. Proposed materials are stated as being sand faced stock bricks in red and render and it is considered that this palette would be in keeping with mixture of materials seen in the surrounding area. Balconies are proposed to the front and rear elevations. These balconies would be aluminium and their design would appear to be similar to those of Kittiwake House on the opposite side of the road. It is considered that the proposed elevations would be in keeping with the character and appearance of surrounding development.
- 9.11 Living conditions for future occupiers
- 9.12 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. Turning to daylight and sunlight, an assessment has been submitted which indicates that light levels would be acceptable. Light provision and outlook for future occupiers is considered to be satisfactory.
- 9.13 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.
- 9.14 A service courtyard has been shown to the rear of the site. It will be necessary to ensure that the servicing of the retail unit does not impact on the amenity of the occupiers of the ground floor flat. Servicing should be by way of independent access, separate from the

access utilised by residential occupiers and further consideration is therefore required in relation to servicing arrangements. This is similarly the case for refuse. It is recommended that the application be delegated to the Head of Planning Policy and Projects to allow these matters to be addressed.

9.15 With regard to crime prevention, it will need to be ensured that the boundary treatment to the ground floor flats is appropriate and assists in deterring crime. The access to the building considered to be well positioned in terms of it being in public view and accessible from the High Street, however it will need to be separate from the entrance to the retail unit and this aspect of the proposal is therefore considered to require further consideration. Matters relating to air quality and noise and vibration will be addressed through the submission of assessments by condition and mitigation may be required.

9.16 Subject to satisfactorily resolution of the above mentioned outstanding matters, 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 Core Policy 8 of The Core Strategy states that all development will be of a high quality and respect its location and surroundings. This policy also states that the design of all development within the existing residential areas should respect the amenities of adjoining occupiers.

10.2 It is considered that the main areas for consideration in relation to the potential impact on neighbouring occupiers would be with respect to the relationship between the proposed flats and Lady Astor Court, and the relationship between the proposed flats and Ibex House to the east. Whilst number 4 High Street forms part of the application site, the existing floor plans for this property show that the first and second floors are used for residential purposes. Given that this building is proposed to remain in situ, it is considered necessary to consider the potential impact of the proposed development on the living conditions of occupiers of this property.

10.3 **Relationship with Lady Astor Court**

10.4 The separation distance between the rear elevation of the proposed building and the opposing elevation of Lady Astor Court to the south would be 20 metres. The separation distance between the flank wall of the proposed building and the flank wall of Lady Astor Court to the

west would be 18 metres. The proposal is not considered to give rise to unacceptable impacts on the amenities of the occupiers of Lady Astor Court.

10.5 Relationship with Ibex House

10.6 The three storey element of Ibex House abuts the boundary of the application site. There are flats situated at first and second floor levels with windows facing to the front and rear. There are no windows situated in the flank wall of the three storey element of Ibex House facing the application site.

10.7 The four and seven storey element of Ibex House is set back some 7.2 metres from the boundary with the application site. There are windows and balconies in this elevation facing the site. Angled bay windows have also been utilised to direct views.

10.8 There is the potential for flats to the rear and side of Ibex House to be impacted. Flats 5 and 11 (as labelled on the approved plan) at first and second floor level in the adjacent three storey element are considered to be those units which could potentially experience the greatest impacts. The approved plans show that there are patio doors and balconies to open plan kitchens and living rooms in closest proximity to the site boundary, with second windows to these rooms further along the elevation away from the boundary. The proposed building would appear to intersect the 45 degree horizontal plane from the patio doors at a distance of around 2.5 metres. Flat 4, which is set back from the boundary and faces the site could also potentially be impacted.

10.9 The submitted daylight/sunlight assessment indicates that whilst the potential reduction in daylight and sunlight to windows to these units may be noticeable, the potential impact on these units would be considered 'minor adverse' in the context of Building Research Establishment (BRE) "Site layout planning for daylight and sunlight" standards and would therefore not be considered significant.

10.10 It is not considered that the proposed flats would give rise to unacceptable issues relating to overlooking, overshadowing or loss of privacy.

10.11 Relationship with number 4 High Street

10.12 The submitted daylight/sunlight assessment sets out that the impact on number 4 High Street would be 'moderate adverse'.

10.13 The existing first floor plan of number 4 High Street shows that there is a window in the flank wall elevation at first floor level serving a bedroom. The submitted daylight/sunlight assessment refers to this bedroom window as 'W52'. This window is the only source of light to

this habitable room and it would therefore need to be ensured that daylight and sunlight to this room does not fall below acceptable levels. By reason of the height and proximity of the flank wall of the proposed development at number 6-8 High Street, it would appear that both the 45 degree horizontal and vertical plane from this window would be intersected. As such, the impact would be likely be significant when considered in the context of the 45 degree line of sight standard normally applied through the Residential Extensions Guidelines Supplementary Planning Document. The flank wall windows serving the staircase would also be affected, however as staircases are not considered habitable rooms, there would be considered to be no significant adverse impact to these areas.

10.14 The design and access statement states that it is proposed to 'board over' the flank wall windows once approval is granted as vacant rooms would be rendered uninhabitable. The applicant therefore appears to have acknowledged that the proposed development would impact on living conditions and has indicated that they are prepared to address this. Number 4 High Street forms part of the red line application site and given the applicant's stated intention to carry out alterations to address this issue, it is considered that a condition requiring the submission of a scheme for approval before development commences to address the adverse impacts to window W52 would be appropriate as there is a reasonable prospect of the necessary works being undertaken.

10.15 Whilst simply boarding over the windows so that no light would be provided to the affected bedroom would not be satisfactory, a scheme to change the purpose to which this room is put to a non-habitable use, such as a domestic storage area, or an alteration to the internal layout of the building to provide light to this room would likely be considered to satisfactorily address this issue.

10.16 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 have balconies.

11.2 It is considered that this amenity space provision would be acceptable and compliant with Policy H14 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.

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. The applicant is proposing to dedicate land to allow the footway to be widened and a contribution has been recommended for an associated improvement to the public realm to enhance pedestrian movement.
- 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 standard for sites within the town centre is for nil spaces to be provided.
- 12.6 It is considered that this level of parking provision would be acceptable having regard to relevant standards. A condition could be 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 could be imposed regarding the submission of details for approval prior to the commencement of the development.
- 12.8 As noted above, servicing and refuse storage arrangements are considered to require further consideration.
- 12.9 Subject to the satisfactory resolution of outstanding matters, 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 **Planning Obligations**
- 13.1 The proposed development would include the creation of 12 no. flats. As such, the proposed development would fall below the threshold for affordable housing and education contributions as set out in the Developer’s Guide and contributions would therefore not be applicable.
- 13.2 A Section 106 Agreement will be required for the dedication of the land to the front of the site to the Highway Authority for use as

footway. This will provide for improved pedestrian movement as the footway can be widened. A contribution is also sought for surfacing improvements and the removal of concrete bollards to enhance the public realm.

13.3 This obligation 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.

14.0 **Process**

14.1 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. Amendments have been sought during the course of the application to address concerns. The development is considered to be sustainable and in accordance with the requirements of the National Planning Policy Framework.

15.0 **Summary**

15.1 This is a town centre site and a sustainable location for a mixed use development to provide a retail unit and flats. It is understood that the existing building at 6-8 High Street is vacant and the retail unit has not been utilised for some time. It is therefore considered that the proposed redevelopment would be acceptable and would support the regeneration already underway in the town centre and Heart of Slough.

15.2 Based on the information provided, it is not considered that the proposal would give rise to significant detriment to neighbouring occupiers such that it would be undue in planning terms and would warrant refusal of the application. The proposed development is not considered to prejudice the development of 4 High Street in the future and the proposal would therefore not sterilise adjacent sites.

15.3 The design and appearance of the building would be in keeping with the other contemporary mixed use developments in the vicinity of the site, notably Ibex House and Kittiwake House.

15.4 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.

15.5 It is recommended that the application be delegated to the Head of Planning Policy and Projects for the resolution of outstanding matters relating to layout, access, servicing and refuse storage, consideration of comments from consultees and no substantive objections being

received, completion of a Section 106 Agreement, the finalising of conditions and final determination.

PART C: RECOMMENDATION

16.0 **Recommendation**

16.1 Delegate to the Head of Planning Policy and Projects for the resolution of outstanding matters relating to layout, access, servicing and refuse storage, consideration of comments from consultees and no substantive objections being received, completion of a Section 106 Agreement, the finalising of conditions and final determination.

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

PART D: LIST OF CONDITIONS - HEADINGS

1. Commencement within three years from the date of this permission;
2. Development to be carried out in accordance with approved plans;
3. Submission of external material samples;
4. Submission of surfacing samples;
5. Submission of landscaping scheme;
6. Submission of boundary treatment;
7. Retail unit to only be used as a shop and for no other purpose;
8. Submission of details of shop fronts;
9. Hours of shop opening;
10. Hours of shop deliveries;
11. Submission of details of shop serving arrangements;
12. Measures to prevent crime;
13. Submission of lighting scheme;
14. Submission of contaminated land phased risk assessment;
15. Submission of remediation strategy if contamination not previously identified is found;
16. Submission of drainage details;
17. Submission of air quality assessment and scheme for mitigation;
18. Submission of noise and vibration assessment and scheme for mitigation;
19. Scheme for insulation between walls and floors;
20. Submission of cycle storage details;
21. Submission of refuse storage details;
22. No resident to be entitled to a parking permit for a local parking zone;
23. Submission of a scheme to address the adverse impacts to window W52 as identified in submitted daylight/sunlight assessment;

24. Notwithstanding windows in west elevation of penthouse, flank wall windows to be obscurely glazed and high level opening;
25. Hours of construction;
26. Submission of Working Method Statement;
27. Submission of measures to control waste during construction.
28. Renewable Energy
29. Sustainable Construction