

<b>Registration Date:</b>	20-Aug-2013	<b>Applic. No:</b>	P/07367/003
<b>Officer:</b>	Mika Malengo	<b>Ward:</b>	Upton
<b>Applicant:</b>	Mr. Bharat Mittal	<b>Applic type:</b>	
<b>Agent:</b>	Mr. Harvey Saund 183, Spackmans Way, Slough, SL1 2SE	<b>13 week date:</b>	
<b>Location:</b>	24, Blenheim Road, Slough, SL3 7NJ		
<b>Proposal:</b>	REPLACEMENT OF FLAT ROOF TO PITCHED HIPPED ROOF OVER EXISTING OUTBUILDING IN REAR GARDEN.		

**Recommendation: Approve with conditions.**



## **1.0 SUMMARY OF RECOMMENDATION**

1.1 This application has been referred to the Planning Committee for consideration as the applicant is Councillor Mittal Ward Member for Upton.

1.2 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended that the application be approved with conditions.

### **PART A: BACKGROUND**

## **2.0 Proposal**

2.1 This is householder planning application for the proposed change in the shape of the existing flat roof to pitched hipped roof over the existing outbuilding in rear garden.

## **3.0 Application Site**

3.1 The application site 24 Blenheim Road is a detached two storey dwelling located within a residential area. The property has hipped and pitched roofs and feature two storey bay windows to the front. The property is made of red bricks and covered with tiles. The property has previously been extended at front and at rear. The property also has a single storey flat roof rear outbuilding which abuts the rear boundary and was constructed as permitted development.

## **4.0 Site History**

4.1 Recent applications relating to the property are as follows:

P/07367/002 – EXTENSION OF THE EXISTING FAMILY ROOM WITH FLAT ROOF AND A DOME SHAPED SKY LIGHT. - Approved with Conditions - 12-Aug-2009

P/07367/001 – RETENTION OF SINGLE STOREY FRONT EXTENSION. - Approved Unconditional - 14-May-1993

P/07367/000 – ERECTION OF SINGLE STOREY FRONT EXTENSION TO GARAGE AND PORCH - Approved with Conditions - 13-Mar-1987

## **5.0 Neighbour Notification**

5.1 26, Blenheim Road, Slough, SL3 7NJ, 22, Blenheim Road, Slough, SL3 7NJ

5.2 No representations have been received.

## **6.0 Consultation**

6.1 None.

### PART B: PLANNING APPRAISAL

## **7.0 Policy Background**

7.1 The following policies are considered most relevant to the assessment of this application:

National Planning Policy Framework (NPPF)

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document

Core Policy 1 – Spatial Strategy

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 9 – Natural and Built Environment

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN2 – Extensions

Policy H15 – Residential Extensions

Policy T2 – Parking Restraint

Supplementary Planning Document

The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document, January 2010

7.2 The main planning issues relevant to the assessment of this application are considered to be those relating to the design of the proposal and the impact on the street scene, the potential impact on neighbour amenity.

## **8.0 Design and Impact on the Street Scene**

8.1 Section 9 of The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document, January 2010 sets out detailed design guidelines for the assessment of proposals for outbuildings.

- 8.2 Guideline EX38 states that outbuildings should not detract from the character of the area through over dominance or obtrusiveness. The proposed alteration to the roof shape from flat to pitched hipped is considered minimal and will be in keeping with the character and appearance of the main house.
- 8.3 Section 9.5 of The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document, January 2010 stresses that outbuildings should not exceed a maximum height of 3 metres above ground level in the case of an outbuilding with a flat roof and 4 metres in the case of an outbuilding with a dual pitched roof. The proposed pitched hipped roof would be 3.40 metres in height.
- 8.4 The proposal is considered to be acceptable in design terms and would be in keeping with the character and appearance of surrounding residential properties.
- 8.5 The proposal would be located at the bottom of the existing rear garden and would not be visible from the street; therefore there is no impact upon the street scene.
- 8.6 The proposed design and potential impact on the setting of the Street would comply with Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; Core Policies 8 and 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; and National Planning Policy Framework.

## **9.0 Impact on Neighbour Amenity**

- 9.1 The common boundary between no.24 Blenheim Road and 22 Blenheim Road is a wooden fence of approximately 1.80m high. The shared boundary between no.24 Blenheim Road and 26 Blenheim Road is also a wooden fence of around 1.80m high.
- 9.2 With regards to the impact on neighbouring properties, given the juxtaposition and distance between the proposal and the neighbouring properties, it is considered that the proposal would not result in any increase in harm to the residential amenity of neighbouring properties than presently exists.
- 9.3 The proposal would thus comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy H15 of The Adopted Local Plan for Slough 2004, and NPPF.

## **10.0 Summary**

- 10.1 The proposal has been considered against relevant development plan policies, and regard has been had to all comments received, and all other relevant material considerations.
- 10.2 It is recommended that the application be approved with conditions.

### PART C: RECOMMENDATION

## **11.0 Recommendation**

- 11.1 Approve with conditions.

### PART D: LIST OF CONDITIONS

#### CONDITIONS:

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

(a) Drawing No. GDN/TLS/STR/002, Dated Aug. 2013, Recd On 20/08/2013

(b) Drawing No. GDN/TLS/STR/003, Dated Aug. 2013, Recd On 20/08/2013

(c) Drawing No. GDN/TLS/STR/004, Dated Aug. 2013, Recd On 20/08/2013

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.

INFORMATIVES:

1. 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.