

SLOUGH BOROUGH COUNCIL

REPORT TO: PLANNING COMMITTEE

DATE: 28th November 2013

PART 1

FOR INFORMATION

Planning Appeal Decisions

Set out below are summaries of the appeal decisions received recently from the Planning Inspectorate on appeals against the Council's decisions. Copies of the full decision letters are available from the Members Support Section on request. These decisions are also monitored in the Quarterly Performance Report and Annual Review.

WARD(S)

ALL

Ref	Appeal	Decision
P/02840/008	<p>30 Huntercombe Lane North</p> <p>CHANGE IN SHAPE AND HEIGHT OF EXISTING ROOF TO ACCOMMODATE LOFT CONVERSION INSTALLATION OF 10 NO. VELUX WINDOWS AND REAR DORMER WITH PITCHED ROOF.</p> <p>Reason for refusal: The proposed alterations in shape and height of the main roof would, by reason of its height and bulk, constitute an overly dominant and visually intrusive feature in the street scene, the impact of which is exacerbated by virtue of the properties prominent location within the street and would result in an overly dominant height compared to the immediate adjoining dwellings which would be detrimental to the character and appearance of the locality. The proposal is therefore contrary to Policies EN1, EN2 and H15 of The Adopted Local Plan For Slough, 2004; Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; The Slough Local Development Framework Residential extension Guidelines Supplementary Planning Document January 2010; and the National Planning Policy Framework.</p> <p>The Inspector considered that "the increase in size is not considered disproportionate given the substantial scale of the existing dwelling, including an extensive roof that spans across most of the plot. Furthermore the height and bulk of the proposal would be visually disguised due</p>	<p>Appeal Allowed subject to conditions</p> <p>14th October 2013</p>

	<p>to the proposed pitched and hipped design which would soften the visual impact within the street scene and would visually integrate with the host dwelling without overwhelming its form or design. Although the Inspector concluded that the proposal would result in a dwelling greater in height and bulk than surrounding neighbouring properties, as the difference in height and bulk is a common feature between properties along Huntercombe Lane North, and as a difference in height and bulk with neighbouring properties already exists the inspector considered that this proposal would not substantially add to this and not stand out markedly in the streetscene.</p> <p>The Inspector also concluded that the increase in roof height is not substantial and disproportionate to cause a significant impact on privacy, overshadowing or outlook.</p>	
P/15367/001	<p>24, Mansel Close, Slough, SL2 5UG</p> <p>ERECTION OF A PART SINGLE STOREY/PART TWO STOREY SIDE EXTENSION WITH MONO PITCH ROOF/ PITCHED ROOF AND SINGLE STOREY REAR EXTENSION WITH MONO PITCH ROOF.</p>	<p>Appeal Dismissed</p> <p>30th October 2013</p>
P/01753/005	<p>Land adjacent to 26-27 Salt Hill Way, Slough, SL1 3TR</p> <p>ERECTION OF A PAIR OF SEMI DETACHED DWELLINGS COMPRISING TWO BEDROOMS WITH ASSOCIATED CAR PARKING SPACES AND AMENITY SPACE FOLLOWING DEMOLITION OF EXISTING COMMERCIAL UNIT.</p> <p>The development proposed was the demolition of an existing commercial engineering works and the erection of 2 no. two bedroom semi-detached dwellings in chalet style.</p> <p>The Inspector identified that the main issues were (a) the effects of the proposal on the character of the area and (b) whether the development would provide acceptable living conditions for future occupiers, in regard to outlook and aspect.</p> <p>Whilst it was considered that the proposed dwellings would not follow the same pattern of residential development in the surrounding area, the appeal scheme was considered to represent an opportunity to improve the character and appearance of the area.</p>	<p>Appeal Allowed subject to conditions</p> <p>7th November 2013</p>

	With regard to living conditions, it was considered that the use of rooflights for main bedrooms would not comprise the living conditions of future residents through inadequate outlook and aspect.	
P/00046/004	<p>48, Alpha Street South, Slough, SL1 1QX</p> <p>ENLARGEMENT OF EXISTING BASEMENT INCLUDING CREATION OF FRONT LIGHT WELL WITH STRUCTURAL WALL UPSTAND AND RAILINGS, ENLARGEMENT OF EXISTING REAR LIGHT WELL AND ERECTION OF SINGLE STOREY EXTENSION WITH 2 NO. FLANK WALL WINDOWS TO FACILITATE THE CREATION OF A 4 NO. BEDROOM SPLIT LEVEL FLAT. REPLACEMENT OF EXISTING FLAT ROOF OVER THE EXISTING SINGLE STOREY REAR EXTENSION WITH A PART HIPPED/PART FLAT ROOF INCLUDING A ROOF OVERHANG TO PROPOSED BIN STORAGE AREA. INSERTION OF GROUND FLOOR REAR WINDOW.</p>	<p>Appeal Dismissed</p> <p>11th November 2013</p>
P/13721/003	<p>35, Mansel Close, Slough, SL2 5UG</p> <p>ERECTION OF A TWO STOREY END OF TERRACE 2-BED DWELLING WITH A FLAT TOP PITCHED ROOF.</p>	<p>Appeal Dismissed</p> <p>14th November 2013</p>