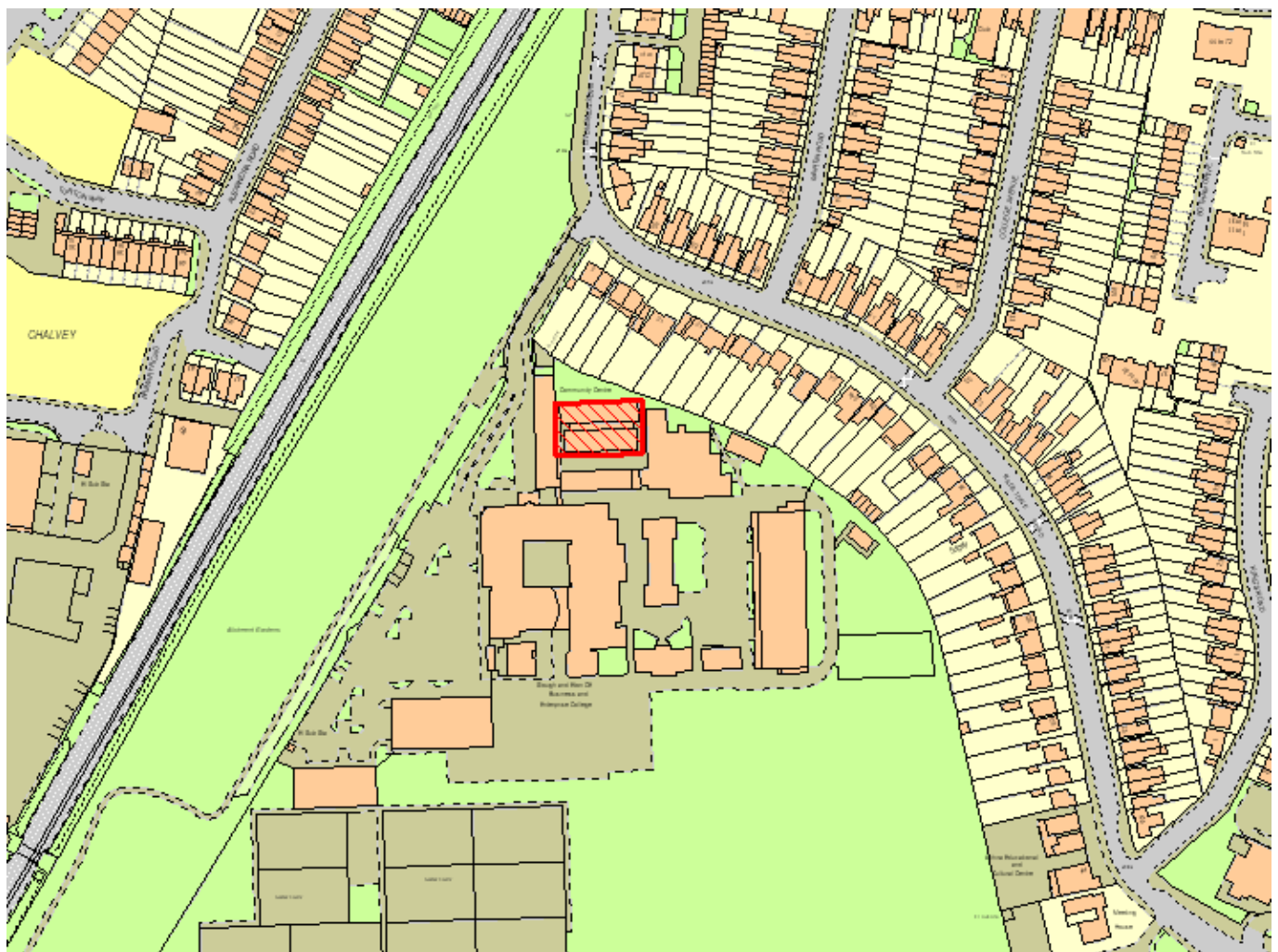


Registration Date:	19-Feb-2014	Applic. No:	P/02114/021
Officer:	Mr. J. Dymond	Ward:	Chalvey
		Applic type:	Major
		13 week date:	21 st May 2014
Applicant:	Mr. Chris Fisher		
Agent:	Mr. Interpal Bhogal, ADP Cantay House, Park End Street, Oxford, OX1 1JD		
Location:	Slough & Eton C Of E School, Ragstone Road, Slough, SL1 2PU		
Proposal:	ERECTION OF TWO STOREY PITCHED ROOF BUILDING FOR USE AS SCIENCE BLOCK TO PROVIDE 8 NO. SCIENCE LABORATORIES AND ASSOCIATED OFFICES, MEETING ROOMS AND PREPARATION ROOMS FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY BUILDINGS.		

Recommendation: Delegate to DM Lead Officer



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 relevant policies set out below, the representations received to date, comments from consultees and all other relevant material considerations, it is recommended that the application be:

Delegated to the Development Management Lead Officer for consideration of further information with respect to potential impact on neighbouring properties and/or amendments, any reconsultation as may be considered necessary and consideration of any further comments received, and final determination following finalising of conditions if considered satisfactory.

In the event that the consideration of further information with respect to potential impact on neighbouring properties and/or amendments is not considered satisfactory, that following any reconsultation as may be considered necessary and consideration of any further comments received, the Development Management Lead Officer be given the option of refusing planning permission on the grounds of unacceptable adverse impact on the amenity of the occupiers of neighbouring properties to the north.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a full planning application for the proposed demolition of the existing single storey buildings which are in use as science laboratories and the erection of a two storey building to provide eight science laboratories and associated facilities/works.
- 2.2 The proposed building would be rectangular in shape and would be sited in a similar location to the existing single storey buildings. The proposed building would have a pitched roof and it is understood that it would be of a modular construction.
- 2.3 It has been stated that the proposal would provide a new science building which responds to the growing needs of the school and supports the existing building stock.
- 2.4 It has been stated that the proposed building would provide:
- Eight new laboratories, stores and prep rooms split over two levels replacing the four laboratories and associated support

- spaces that are currently located on site;
- Offices for staff members;
- Breakout spaces;
- A lift to serve the two floors;
- 1025m² approximately in total floor area;
- A high quality learning environment.

3.0 **Application Site**

- 3.1 The site is in use as a years 11-19 co-educational school. The school site is 6 hectares in area and is located to the south of Slough town centre and in close proximity to Chalvey High Street neighbourhood centre. The school site is broadly triangular in shape. The topography of the site is generally flat.
- 3.2 The school buildings are located to the north of the site and the school playing fields and Power League sports facility are situated to the south. The M4 motorway is beyond the southern boundary. To the west of the site there are allotments. To the north and east of the school are the properties of Ragstone Road. The rear gardens of these properties back onto the boundary with the site.
- 3.3 The properties closest to the site appear to be 2-14 Ragstone Road. These properties are semi detached dwellings, save for number 10 Ragstone Road which is a bungalow.
- 3.4 The northern boundary is marked by chain link and timber fencing. The boundary is interspersed with trees and shrubs. It appears that these trees are not subject to tree protection orders.
- 3.5 The site is located within Flood Zone 1 and the site therefore is considered to comprise land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
- 3.6 There appear to be no listed buildings on the site and the school is not located within a Conservation Area.

4.0 **Site History**

- 4.1 Recent applications relating to the site are as follows:

P/02114/020 SUBMISSION OF DETAILS PURSUANT TO CONDITIONS NO 03 (SAMPLES OF EXTERNAL MATERIALS), 4 (ACCESS ROAD, PATHWAYS AND COMMUNAL AREAS), 5 (LANDSCAPING AND TREE PLANTING), 6 (BOUNDARY TREATMENT), 7 (TREE PROTECTION), 8 (TRAVEL PLAN), 9 (DRAINAGE WORKS), 10 (SURFACE WATER), 11 (WORKING METHOD STATEMENT), 13 (SITE LIGHTING), 14 (WASTE MEASURES), 15 (CONSTRUCTION MANAGEMENT), 16 (CYCLE STORAGE) 17

(COMMUNITY USE STATEMENT) OF PLANNING PERMISSION P/02114/019 DATED 22/03/2013 FOR CONSTRUCTION OF CLASSROOM BUILDINGS (ONE FOR SIXTH FORM AND OTHER FOR SEN FACILITIES).

P/02114/019 CONSTRUCTION OF 2 NO. TWO STOREY FLAT ROOFED MODULAR CLASSROOM BUILDINGS (ONE FOR SIXTH FORM AND OTHER FOR SEN FACILITIES).

Approved with Conditions; Informatives 22-Mar-2013

P/02114/018 ERECTION OF AN ACOUSTIC FENCE.

Approved with Conditions; Informatives 01-May-2008

P/02114/017 DEMOLITION AND EXTENSIONS TO EXISTING SCHOOL BUILDINGS AND ERECTION OF NEW TWO STOREY TEACHING BLOCK

Approved with Conditions; Informatives 25-May-2007

P/02114/016 ERECTION OF A TEMPORARY BUILDING FOR CLASSROOM USE

Approved (LPP); Informatives 11-Apr-2006

P/02114/015 ERECTION OF A NEW BUILDING TOTALLING 228 SQ.MTRS FOR USE AS A BUSINESS ENTERPRISE CENTRE

Approved with Conditions; Informatives 07-Jun-2005

5.0 **Neighbour Notification**

5.1 12, RAGSTONE ROAD, SLOUGH, BERKS., 16, Ragstone Road, Slough, SL1 2PU, 6, Ragstone Road, Slough, SL1 2PU, 24, Ragstone Road, Slough, SL1 2PU, 18, Ragstone Road, Slough, SL1 2PU, 8, Ragstone Road, Slough, SL1 2PU, 2, Ragstone Road, Slough, SL1 2PU, 28, Ragstone Road, Slough, SL1 2PU, 24a, Ragstone Road, Slough, SL1 2PU, 22, Ragstone Road, Slough, SL1 2PU, 4, Ragstone Road, Slough, SL1 2PU, 30, Ragstone Road, Slough, SL1 2PU, 20, Ragstone Road, Slough, SL1 2PU, 26, Ragstone Road, Slough, SL1 2PU, 14, Ragstone Road, Slough, SL1 2PU, 10, Ragstone Road, Slough, SL1 2PU

5.2 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 has been advertised in the Slough Express.

5.3 At the time of writing, two letters of objection have been received. These objections are made on the following grounds in summary:

5.4 Occupiers of 8 Ragstone Road

- No privacy due to students being able to look into garden;
- Loss of light;
- School overlooking garden is overshadowing area.

5.5 Occupiers of 10 Ragstone Road

- Current proposal is a step too far;
- Proposal will be overbearing on property, overshadow garden and lead to a loss of sunlight;
- Loss of privacy;
- Trees along boundary are thin and do not provide sufficient screening – concerned about further trees being planted.

5.6 The issues raised in the above representations received are assessed below. Details of any further comments received will be provided on the amendments sheet.

6.0 **Consultation**

6.1 Traffic and Road Safety/Highways Development

No objections on highway grounds or flood risk.

6.2 Contained Land Officer

No potentially contaminative land uses recorded at the site.

6.3 Tree Officer

Recommend that if planning permission is granted it should be required by condition that work is carried using the method described in the submitted tree report.

6.4 Thames Water

No objections.

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 and the Planning Practice Guidance

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

Core Policy 1 – Spatial Strategy

Core Policy 5 – Employment

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 11 – Social Cohesiveness

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN2 – Extensions

Policy EN3 – Landscaping Requirements

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4

- 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) Impact on trees;
- 4) Potential impact on neighbouring properties;
- 5) Transport, parking/highway safety.

8.0 **Principle of Development**

- 8.1 As will be noted from the planning history of the site, there have been a number of previous planning applications relating to the development of the site as a secondary school with sixth form for education purposes.
- 8.2 The National Planning Policy Framework states at para. 72 that “local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education.”
- 8.3 Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document similarly supports the provision of community facilities including education uses.

- 8.4 The supplementary text to Core Policy 5 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document which relates to employment identifies that there is a need for better education and training opportunities in order to improve the skills of some of the resident work force. It is envisaged that the current skills gap will be reduced over time as a result of the continuing success of students attending schools and colleges.
- 8.5 Furthermore, it is recognised that uses such as education are in themselves an important source of jobs. They are therefore classed as an employment use for the purposes of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document.
- 8.6 It is considered that the proposal would support the ongoing and established use of the site as a school to provide further education courses and contribute towards improving skills and employment opportunities. The proposal is required in order that the school can respond to growing needs whilst supporting the existing building stock.
- 8.7 The principle of the proposal is therefore considered to be acceptable. The principle of the proposal would comply with Core Policies 5 and 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

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 of design and should reflect the character and appearance of the surrounding area. Attention should be paid to respecting the pattern of development and established building lines.
- 9.2 The proposed buildings would be of modular construction. The proposed materials would be as follows:
- Brick plinth to DPC level, brick colour will match brick around the site;
 - Render and timber with recessed feature areas;
 - Aluminium polyester powder coated doors and windows, grey coloured framing;
 - Grey coloured gutters and downpipes.
- 9.3 It is considered that the design and appearance of the proposed buildings would be in keeping with the design and appearance of the main school building and the adjacent recently constructed buildings.

- 9.4 It is considered that the proposed buildings would be well related to the existing school buildings. Whilst there may be limited views of the building from Ragstone Road, it is not considered that the proposed buildings would have no adverse impact on the street scene.
- 9.5 The Council's drainage consultee has commented that whilst there is a residual surface water risk, development is planned well and no objection has been raised on flooding grounds.
- 9.6 The proposal is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy EN1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.
- 10.0 **Impact on trees**
- 10.1 The applicant has submitted a tree survey, an arboricultural impact assessment and an arboricultural method statement in support of their application.
- 10.2 The Council's tree officer has been consulted. It has been commented that the proposed building is outside the root protection area of the trees on and adjacent to the site. All trees are to be retained.
- 10.3 The Council's tree officer considers that the trees should be protected during the demolition and construction phase. It is recommended that if planning permission is granted, it should be required by condition that work is carried out using the method described in the submitted tree report.
- 10.4 Accordingly, it is considered that the proposal would be acceptable having regard to Core Policy 8 of the Core Strategy and Policy EN3 of the Adopted Local Plan for Slough.
- 11.0 **Potential Impact on Neighbouring Properties**
- 11.1 Core Policy 8 of the Core Strategy states that development should respect the amenities of adjoining occupiers.
- 11.2 The main areas for consideration with respect to potential impact on adjoining occupiers are considered to be in terms of possible overlooking from windows facing to the north, towards the rear gardens of the properties on Ragstone Road, as well as proximity to this boundary and associated issues regarding dominance and relationship with these properties. Concerns were raised regarding

these issues at pre-application stage and the applicant has undertaken amendments to the submitted proposal to seek to address these issues in the form of moving the building away from the boundary and omitting windows. Representations have been received from the occupiers of 8 and 10 Ragstone Road respectively which raise concerns regarding overlooking, loss of light and overshadowing. The applicant has advised that further information will be provided in respect of these issues. These matters are assessed below.

Dominance and relationship with neighbouring properties

- 11.3 The separation distance between the north eastern corner of the proposed building and the boundary at its closest point would be 4.5 metres; however this increases to 15.5 metres to the western end of the proposed building due to the curved boundary of the site.
- 11.4 The separation distance between the north eastern corner of the proposed building and the rear corner of the closest residential property, 10 Ragstone Road, at its closest point would be 24.5 metres. This distance increases to around 29 metres due to the relative orientation and angled relationship of this property and the proposed building.
- 11.5 Number 10 Ragstone Road is a bungalow and the living accommodation is therefore situated at ground floor level. The objection received from the occupiers of this property states that their living room and kitchen windows face the garden. The property has a rear garden of around 20 metres.
- 11.6 It should be note however that number 10 Ragstone Road is set back slightly from the neighbouring semi-detached properties. The separation distance between the north eastern corner of the proposed building and the main rear wall of 12 Ragstone Road is 33 metres.
- 11.7 Concerns have been raised in the representations received regarding potential overshadowing and loss of light. It is noted that the rear aspect of the neighbouring properties faces south and that there is screening in situ on the boundary.
- 11.8 The applicant has advised that further information will be provided in respect of this issue, which may potentially include a daylight and sunlight assessment, and an update will be provided on the Committee amendment sheet having regard to this along with any further representations received. It is considered that this further information may assist in considering the potential impacts on neighbouring properties to the north.

- 11.9 For reference, it should be noted that the recently constructed sixth form building approved under planning application P/02114/019 was sited in a position relative to the eastern boundary of the school site that is not considered to be too dissimilar to the relationship of the proposed building to the northern boundary, albeit that separation distances appeared to be slightly greater in that case.
- 11.10 The officer report in connection with that application states that the separation distance between the eastern elevation of the proposed sixth form building and the boundary at its closest point was 5 metres; however this increased to 17 metres to the southern end of the building due to the curved boundary of the site.
- 11.11 The separation distance between the eastern elevation of the proposed sixth form building and the rear façade of the closest residential property on Ragstone Road was 30 metres.

Overlooking

- 11.12 The windows at first floor level facing the neighbouring properties to the north would serve the laboratory in the north western corner of the proposed building. The adjacent preparation room and the laboratory in the north eastern corner of the building would be served by high level top hung windows. In the side elevation, there would be fire rated fixed windows facing east.
- 11.13 It is considered that views from these windows facing east would not have the potential to give rise to unacceptable adverse impacts. Whilst the concerns raised in the objections received are noted and have been taken into account, it is considered that views from these windows would be mainly out over the adjacent classroom building, and views towards the bottom end of rear gardens would likely be limited due to the orientation and relationship of these properties. It is not considered that this relationship would give rise to an undue adverse impact on neighbour amenity.
- 11.14 Furthermore, the windows serving the laboratory in the northern elevation are not considered to give rise to an unacceptable adverse impact on neighbouring properties taking into account the separation distance between this part of the building and the northern boundary. Whilst consideration could be given to angled bays, it should also be noted that there are windows at first floor level in the adjacent building and the addition of these three windows in the north western corner is not considered to significantly exacerbate the existing situation and constitute an unacceptable adverse impact. The position of windows would appear to respect the amenities of adjoining occupiers.
- 11.15 The applicant has advised that further information will be provided

in respect of this issue and an update will be provided on the Committee amendment sheet having regard to this along with any further representations received.

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 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.
- 12.3 The supporting information submitted with the application states that it is anticipated there will be increasing numbers of pupils at the school in the coming years. Information provided at pre-application stage indicated that the proposed development would not likely result in a direct increase in pupil numbers.
- 12.4 It has been noted that a travel plan was recently submitted and considered to be acceptable following the granting of application P/02114/019. Furthermore, it is considered that the recent transport improvements in the vicinity of the site have enhanced pedestrian and cycle infrastructure which will assist with facilitating sustainable travel to the site in the future. The Council's Transport consultant has raised no objections.
- 12.5 Conditions regarding construction traffic movements and operation will be recommended.
- 12.6 It is considered that the proposed development would not have an unacceptable adverse impact on transport, parking or highways safety and subject to relevant conditions as appropriate, the proposed development would be acceptable having regard to the above policies.

13.0 **Summary**

- 13.1 The proposal has been considered against relevant development plan policies, and regard has been had to the representations received to date, comments from consultees and all other relevant material considerations.
- 13.2 As noted above, regard will be had to further information to be submitted and an update on this will be provided on the Committee amendments sheet, along with any further representations that may

be received. A list of possible planning conditions is set out below.

PART C: RECOMMENDATION

- 14.0 **Delegated to the Development Management Lead Officer for consideration of further information with respect to potential impact on neighbouring properties and/or amendments, any reconsultation as may be considered necessary and consideration of any further comments received, and final determination following finalising of conditions if considered satisfactory.**

In the event that the consideration of further information with respect to potential impact on neighbouring properties and/or amendments is not considered satisfactory, that following any reconsultation as may be considered necessary and consideration of any further comments received, the Development Management Lead Officer be given the option of refusing planning permission on the grounds of unacceptable adverse impact on the amenity of the occupiers of neighbouring properties to the north.

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. Details of boundary treatment;
5. No windows, other than those hereby approved, shall be formed in the north elevation of the development;
6. Site lighting;
7. Tree protection measures;
8. Details of the surface water disposal;
9. Working method statement;
10. Waste measures;
11. Construction management plan;
12. Times of construction work.