

## **SLOUGH BOROUGH COUNCIL**

**REPORT TO: PLANNING COMMITTEE**

**DATE: 9<sup>th</sup> April 2014**

### **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.

<b>WARD(S)</b>	<b>ALL</b>	
<b>Ref</b>	<b>Appeal</b>	<b><u>Decision</u></b>
<b>P/08298/003</b>	<b>38, The Glen, Slough, SL3 7HP</b>  ERECTION OF PART SINGLE STOREY/PART TWO STOREY SIDE EXTENSIONS, ERECTION OF PART SINGLE STOREY/PART TWO STOREY REAR EXTENSIONS ALL WITH PITCHED AND HIPPED ROOF.	<b>Appeal Dismissed</b>  <b>18<sup>th</sup> February 2014</b>
<b>P/15495/001</b>	<b>27, Oakfield Avenue, Slough, SL1 5AE</b>  ERECTION OF A SINGLE STOREY REAR OUTBUILDING WITH A DUAL PITCHED ROOF.  The outbuilding by virtue of its, massing, scale, bulk and siting on the site appears overly dominant and overbearing in this location contrary to Core Policy 8 of Slough Local Development Framework, Core Strategy (2006 - 2026) Development Plan Document, December 2008, Policies H15 and EN1 of the Adopted Local Plan for Slough 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.  The Inspector agreed that the footprint of the proposed outbuilding would exceed the footprint of the original dwelling, however, he said the guidance said the acceptable scale was subject to other criteria set out within the guidance and concluded that the character of the rear access is utilitarian and linked by a mix of single storey buildings and would be a similar size to that in the adjacent garden and to others along the access track and therefore would not appear out of keeping or harm its surroundings.  He is also went on to say that there would be adequate amenity space left within the rear garden and would be located well away from other dwellings so there would be no significant impact on living conditions.	<b>Appeal Granted</b>  <b>28<sup>th</sup> February 2014</b>

<b>P/11449/002</b>	<p><b>63, Warwick Avenue, Slough, SL2 1DU</b></p> <p>ERECTION OF A FIRST FLOOR SIDE EXTENSION WITH PITCHED ROOF, PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION WITH PITCHED ROOF.</p> <p>Reason for refusal: The bulk, scale and massing of the proposed first floor side to rear extension due to the excessive width and depth do not appear subservient or in proportion to the original house and would appear overly prominent on the host dwelling and the street scene thereby detracting from the character and appearance of the original house. The development is contrary to the National Planning Policy Framework, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and Policies H15, EN1 and EN2 of The Adopted Local Plan for Slough 2004. It is also contrary to the Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.</p> <p>The Inspector considered that the 3.65m depth of the extension at first floor level was marginally greater than the 3.3 m that was approved under ref: P/11449/001 and would not be significantly more noticeable when viewed from the street.</p> <p>The inspector also considered that although the rear element of the extension would be 50% wider than the host dwelling, this limit specifically related to side extensions within the SDP and the overall width would not appear bulky or dominant when seen from private views</p>	<p><b>Appeal Granted</b></p> <p><b>20<sup>th</sup> February 2014</b></p>
<b>P/08342/007</b>	<p><b>28a, Rochfords Gardens, Slough, SL2 5XJ</b></p> <p>ERECTION OF TWO STOREY SIDE EXTENSION WITH PITCHED ROOF AND GABLE END.</p>	<p><b>Appeal Dismissed</b></p> <p><b>20<sup>th</sup> February 2014</b></p>
<b>P/13752/002</b>	<p><b>9, Buckingham Avenue East, Slough, SL1 3EB</b></p> <p>RETROSPECTIVE APPLICATION FOR THE ERECTION OF A FRONT PORCH WITH CANOPY EXTENDING ACROSS THE EXISTING BAY WINDOW WITH COLUMN.</p>	<p><b>Appeal Dismissed</b></p> <p><b>25<sup>th</sup> February 2014</b></p>
<b>P/08404/003</b>	<p><b>4, Nelson Close, Slough, SL3 7JP</b></p> <p>ERECTION OF PART SINGLE/PART TWO STOREY SIDE, PART TWO STOREY REAR, PART SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT SPACE TO HABITABLE ROOM WITH A REAR DORMER WINDOW.</p>	<p><b>Appeal Dismissed</b></p> <p><b>14<sup>th</sup> March 2014</b></p>