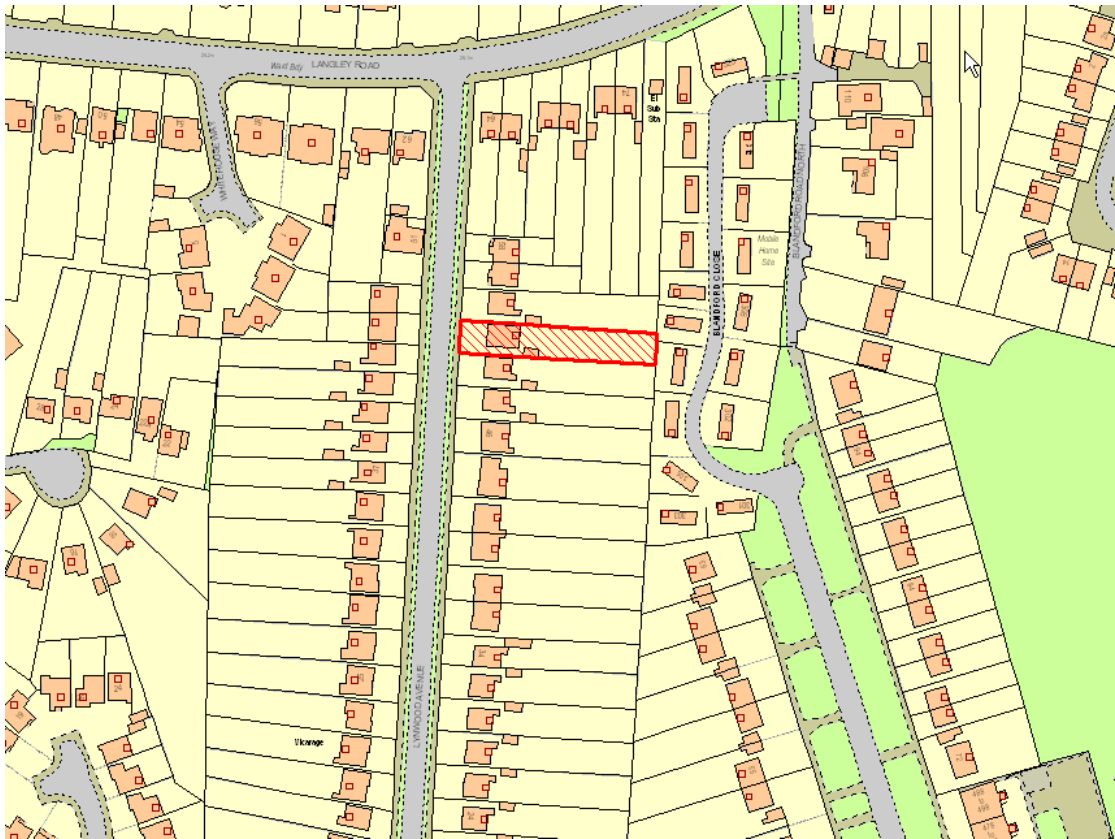


<b>Registration Date:</b>	27-Mar-2014	<b>Applic. No:</b>	P/12247/001
<b>Officer:</b>	Neetal Rajput	<b>Ward:</b>	Kedermister
<b>Applicant:</b>	Mr. Sanjay Dhuna	<b>Applic type:</b>	
<b>Agent:</b>		<b>13 week date:</b>	
<b>Location:</b>	52, Lynwood Avenue, Slough, SL3 7BH		
<b>Proposal:</b>	SINGLE STOREY REAR EXTENSION TO UTILITY ROOM INCLUDING NEW WINDOW TO FRONT ELEVATION OF UTILITY ROOM		

**Recommendation:** Delegate to Development Management Lead Officer



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 This application is a householder application which would normally be determined by Officers under the approved scheme of delegation. It is however being referred to the Planning Committee for a decision, as the applicant is Mr Sanjay Dhuna, Head of Planning and Building Control.
- 1.2 Having considered the relevant policies set out below and all other relevant material considerations, it is recommended that the application be delegated for approval, subject to not receiving any substantive objections.

## **PART A: BACKGROUND**

### **2.0 Proposal**

- 2.1 This is a full planning application for the construction of a single storey rear extension to the utility room including new window to the front elevation of utility room.
- 2.2 The existing shed will be demolished, which currently measures 3.4m in depth, 2m in width and 2.75m in height with a pitched roof. The proposed single storey rear extension measures 1.85m in depth, 2.8m in width and 3.4m in height with a pitched roof. The proposal also involves replacement of the garage door with a window.

### **3.0 Application Site**

- 3.1 The application site is a two storey, 3 bedroom detached dwelling, located on Lynwood Avenue. The area is a suburban residential area comprising predominantly large detached dwellings set in large rear gardens. The site has an existing utility room set back by 11.1 m from the front building line of the main dwelling house. The rear garden measures approximately 40m in length and is bordered by timber fencing. The front of the dwelling is laid to block paving for the provision of three car parking spaces.

### **4.0 Site History**

- 4.1 P/12247/000 ERECTION OF FIRST FLOOR PITCHED ROOF REAR EXTENSION AND SINGLE STOREY FLAT ROOFED REAR EXTENSION.

Approved with Conditions 25-Mar-2003

### **5.0 Neighbour Notification**

- 5.1 309, Blandford Close, Slough, SL3 7UE, 311, Blandford Close, Slough, SL3 7UE, 50, Lynwood Avenue, Slough, SL3 7BH, 54, Lynwood Avenue, Slough, SL3 7BH.
- 5.2 No objections received.

## **PART B: PLANNING APPRAISAL**

### **6.0 Policy Background**

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

6.2 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 8 - Sustainability and the Environment

The Local Plan for Slough. Adopted March 2004  
Policy EN1 - Standard of Design  
Policy EN2 – Extensions

Other Relevant Documents/Statements  
Residential Extensions Guidelines, Supplementary Planning Document,  
Adopted January 2010

6.2 There are considered to be a number of issues relevant to the assessment of this application. The main issues are considered to be as follows:

- Design and appearance
- Impact on neighbour amenity
- Amenity space

### **7.0 Design and Appearance**

7.1 Core Policy 8 of the Core Strategy and Policies EN1 and EN2 of The Adopted Local Plan for Slough require that development shall be of a high quality design which shall respect its location and surroundings and provide amenity space and landscaping as an integral part of the design. The National Planning Policy Framework states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

7.2 The design of the single storey rear extension complies with the requirements of DP2 in that it is considered visually subordinate to the original house. The proposed rear extension is considered to reflect the architectural form of the existing utility room, therefore complying with DP1 of the Residential Extensions Guidelines. The pitched roof is proposed at 3.5m in height which is in line with the Residential Extensions Guidelines as it does not exceed 4m. Given the siting of the proposed extension, it will not be seen from the street scene and thus no visual impact at the front of the property.

7.3 The replacement of the garage door with a window is considered to be acceptable, the design of the window is similar to that of the main dwelling house and as such the proposal is considered to be in character.

## **8.0 Impact on neighbour amenity**

- 8.1 As the proposal seeks to replace the existing shed in the rear garden, it is considered that the impact on neighbouring properties is minimal, especially as the height remains the same as the existing utility room.
- 8.2 The neighbouring property, No. 54 Lynwood Avenue benefits from a garage which abuts the boundary and their main dwelling (No. 54) is sited off the shared boundary, this distance provides some form of relief in terms of sense of enclosure and outlook.
- 8.3 In terms of the impact on No. 50 Lynwood Avenue, as there is a reduction in depth of the proposed extension in comparison with the proposed extension and the height does not exceed the height of existing utility room, it is considered that the proposed development would not cause any significant overshadowing or have an overbearing impact. There is also an extant planning permission for a single storey rear extension to no. 50, which measures 6m in depth on the boundary with the application site.
- 8.4 There are no windows proposed in the flank elevation and as such there are no issues with regard to outlook in the form of loss of privacy to the neighbouring occupiers. This has been further secured by condition.

## **9.0 Amenity space**

- 9.1 EX48 of the Residential Extensions Guidelines, Adopted January 2010 states that for a 3 bedroom dwellinghouse 9m depth of rear amenity space is required. The rear garden at the site measures 40m in length and is considered acceptable. It is therefore considered that the proposal complies with the requirements of EX48.

## **10.0 Process**

- 10.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner. The development is considered to be sustainable and is considered to accord with the requirements of the National Planning Policy Framework.

## **11.0 Summary**

- 11.1 The design and footprint of the proposal is considered acceptable and will not be to the detriment of the amenities of adjoining neighbours. The amenity space is considered to be appropriate for the type and size of dwelling and the household likely to occupy it. It is therefore considered that the development complies with the National Planning Policy Framework, Core Policy 8 of the Slough Local Development Framework, Core Strategy and Policies EN1 and EN2 of the Local Plan for Slough, 2004.

## **PART C: RECOMMENDATION**

- 12.0 Delegated for approval, subject to not receiving any substantive objections.

## **PART D: LIST OF CONDITIONS**

### **13.0 CONDITIONS:**

- 13.1 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) Site Location Plan, Recd On 27103/2014
- (b) Drawing No. SD/01 Sheet 1 of 3, Dated March 2014, Recd On 27103/2014
- (c) Drawing No. SD/01 Sheet 2 of 3, Dated March 2014, Recd On 27103/2014
- (d) Drawing No. SD/01 Sheet 3 of 3, Dated March 2014, Recd On 27103/2014

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.

4. No window(s), other than those hereby approved, shall be formed in the flank elevation of the development without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy H 15 of The Adopted Local Plan for Slough 2004.