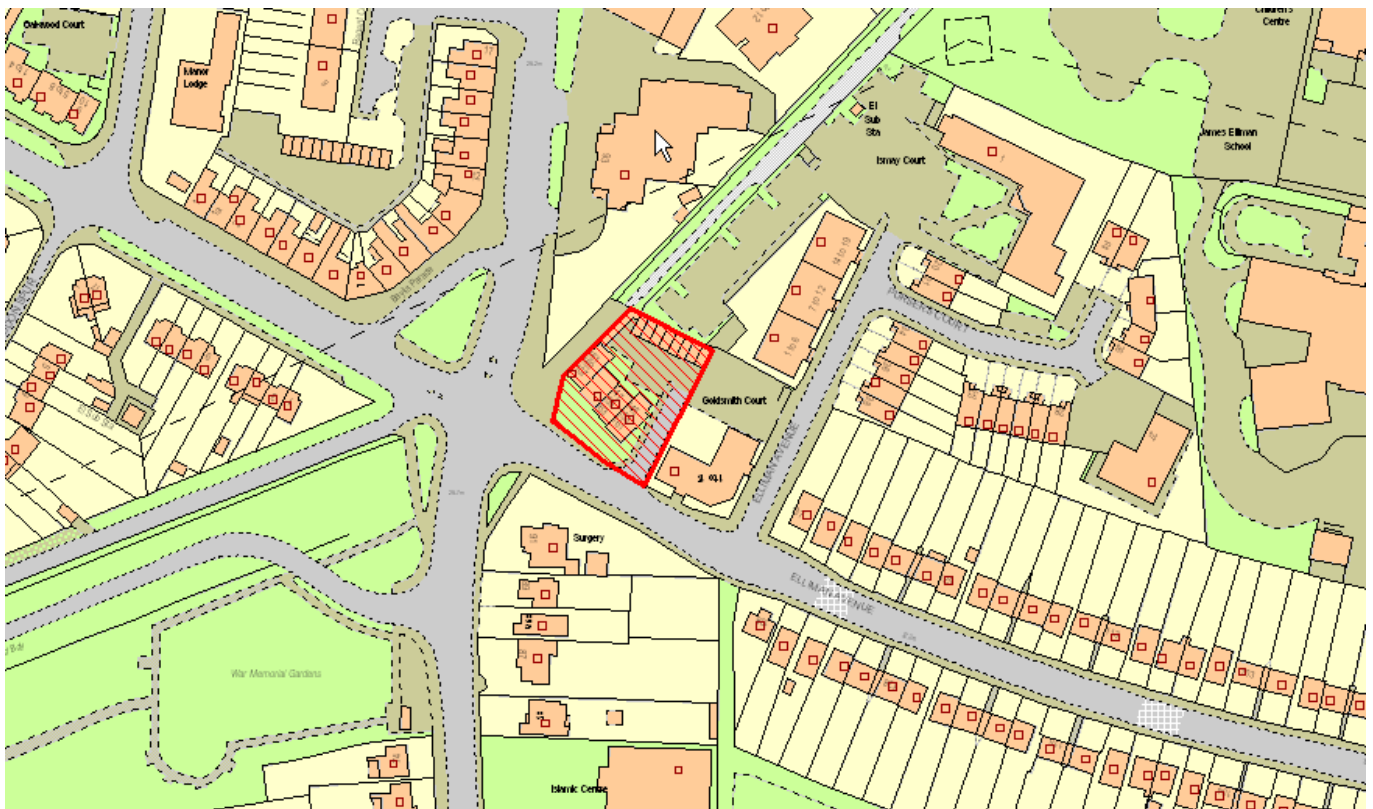


Registration Date:	30-Jul-2014	Applic. No:	S/00709/000
Officer:	Mr. Albertini	Ward:	Central
Applicant:	Mr. Mike Broom, Slough Borough Council		
Agent:	Mr. Hugh Armstrong, The AED Practice Limited Building L27, London Road Campus, London Road, Reading, Berkshire, RG1 5AQ		
Location:	145, Elliman Avenue, Slough, SL2 5BD		
Proposal:	CONSTRUCTION OF A 4 STOREY BUILDING FOR 11 SOCIAL RENTED FLATS ON VACANT SITE OF FORMER ESCHLE COURT.		

Recommendation: Approve



1.0 SUMMARY OF RECOMMENDATION

Approve

PART A: BACKGROUND

2.0 Proposal

- 2.1 This scheme comprises 3 one bedroom, 7 two bedroom and 1 three bedroom flats in an L shaped block 4 storeys high on the front and 3 in the rear wing. 18 parking spaces are to the rear and a cycle store is attached to the rear of the building. The Council have applied for the development and propose affordable housing.
- 2.2 The existing site access is to be used. The building and main entrance is on the front of the plot. 5 flats will have balconies. One flat will be suitable for disabled persons. The building will have gable ends with part pitched part flat roof at ridge line. The top floor is in the roof space with dormer windows front and back. Materials are red brick, some render and tile. The elevations will have soldier courses and tapered end window heads.
- 2.3 Compared to the previous building on the site the new block will have a similar footprint in terms of area and be further forward but will be set back off the west boundary. The distance between the front elevation and the adjoining roads will varies between 1.2 metres and 3 metres next to Goldsmiths Court which is also set back 3 metres.

3.0 Application Site

- 3.1 The 0.1 hectare cleared site used to be Eschle Court which contained 12 flats for the elderly with some garages to the rear. To the west is a path with Stoke Poges Lane/Elliman Ave. junction and Baylis Parade shops beyond. To the south on the opposite side of Elliman Ave is the side of a Surgery with car park access opposite. To the east is Goldsmiths Court a three and half storey block of flats the flank of which is adjacent to the site access road. To the north is the end of a car park for Ismay Court flats. There are mature trees just off the west boundary alongside the path. The rest of Elliman Avenue to the east and homes nearby in Stoke Poges Lane are mainly 2 storey.

4.0 Site History

- 4.1 Outline planning application for 24 flats with access via Goldsmiths Court. Agreed Sept 2010 but no Section 106 agreement completed. Treated as withdrawn. P14862

5.0 Neighbour Notification

- 5.1 1 – 15 incl Goldsmiths Court; Elliman Ave
1 – 6, 37, 38 Pursers Court
91,93 Stoke Poges Lane
7, 8,8a,9,9a,10,10a,11,11a, 12,13 Baylis Parade, Stoke Poges Lane

Notice in local paper

- 5.2 One letter received from owner of Goldsmiths Court – concerned about traffic – suggests a traffic impact survey carried out first, highlights that high volume of heavy vehicles during

construction and that a new car park has been constructed which takes its access of Elliman Ave nearly opposite the site.

- 5.3 Response : Highway and Transport Officers have not raised traffic flow as a specific issue that needs to be addressed. The site had a similar number of flats on before.

6.0 Consultation

- 6.1 Traffic /Highways
No objections in principle. Request redesign of cycle store to assist security. Requested amended plan expected prior to meeting.;

PART B: PLANNING APPRAISAL

7.0 Policy Background

- 7.1 The Core Strategy seeks predominantly family homes outside central areas. This proposal for flats can be treated as complying with strategic policy as it had flats on previously and the new flats will be affordable housing which is a benefit for the Borough.

8.0 Design Matters

- 8.1 The size of the building is acceptable as the height is similar to the adjacent Goldsmiths Court and the nearest buildings are a substantial distance away for there to be no overlooking problems. The height will be 11.25 metres; the adjacent building is 12 metres high. The prominent corner plot also lends itself to a large building without detracting from the typical suburban character of the nearby streets away from the road junction.
- 8.2 Some of flats on the west side will be close to existing trees such that they may need trimming to allow more light in into rooms.
- 8.3 The amenity space is quite small for the number of flats. Lismore Park and Baylis Park are less than 5 minutes walk away. 8 of the flats have balconies or patio doors.
- 8.4 The elevational treatment is acceptable. It has some detail to add interest. Red brick is proposed. That is typical in the area although Goldsmiths Court adjacent has a yellow brick. Whilst red is not unacceptable yellow would be better so that the two blocks on Elliman Avenue have some link. Consequently yellow will be asked for.
- 8.5 Reuse of the existing site access is acceptable as it is sufficient in terms of size, location and sightlines to serve the 18 parking spaces. 18 parking spaces is sufficient and complies with the Council's parking standards. The cycle store is acceptable subject to clarification about security for which a revised drawing is expected prior to the meeting.

PART C: RECOMMENDATION

9.0 Recommendation

9.1 Approve

PART D: LIST OF CONDITIONS.

- 10.0 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.SB1428/PL13 A Location recvd 30th July 14
- (b) Drawing No.SB1428/PL01 B Site Layout
- (c) Drawing No. SB1428/PL02 C Floor Plans
- (d) Drawing No. SB1428/PL03 D Elevations (note title block states Rev A in error but revisions list shows D) received 30th July 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. Details of external materials to be used and samples of bricks and tiles on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. The development shall not commence until details of a lighting scheme (to include the location, nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority and the approved lighting scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved.

REASON To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity and to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004.

5. No development shall commence until details of the proposed cycle store stands have been submitted to and approved in writing by the Local Planning Authority. The bin stores and cycle stores/stands on the approved drawings shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

6. No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the

landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

INFORMATIVE(S):

In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. 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.